

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0137	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of car port, shed and porch. Erection of garage, shed and porch		
Site:	46 Blackthorns, Hurstpierpoint, Hassocks, West Sussex, BN6 9TF, , ,		
Validation Date	18 Feb 2026	Overall Expiry Date:	11 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Apr 2026
Target Date:	15 Apr 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	9 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0137

**46 Blackthorns, Hurstpierpoint, Hassocks, West Sussex, BN6 9TF, ,
Demolition of car port, shed and porch. Erection of garage, shed and porch
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SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

MSDC Flood risk and drainage

No objection.

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

The application seeks planning permission for the demolition of a car port, shed and porch and the erection of a garage, shed and porch.

RELEVANT PLANNING HISTORY

HP/028/84- Residential development of 6 bungalows, 6 flats and 25 houses. (application under reg 4 of the town and country planning general regulations). (reserved matters for outline application hp/035/83). Permission.

SITE AND SURROUNDINGS

46 Blackthorns is a semi-detached two storey dwelling. The property is characterised by red brick, white upvc fenestration and a pantile roof. The property benefits from an existing attached car port and detached metal shed to the southern side of the dwelling.

The property lies within the built-up area boundary of Hurstpierpoint. Neighbouring properties are located to the north and south. The highway is to the east. To the west is open countryside.

APPLICATION DETAILS

The proposal seeks planning permission to demolish an existing attached car port, porch and metal shed. The proposal also seeks to construct an attached garage, porch and shed.

The proposed garage would measure some 2.8 metres in width and some 6.5 metres in depth. This would have a pitched roof with a height to the ridge of some 3.5 metres and a height to the eaves of some 2.2 metres. It is proposed to install doors on the front (eastern) elevation and a door on the side (southern) elevation. This would have timber walls and a tiled roof.

The proposed porch would measure some 3.1 metres in width and some 1.2 metres in depth. This would have a pitched roof with a height to the ridge of some 3 metres and a height to the eaves of some 2.4 metres. This would have timber posts and a tiled roof.

The proposed shed would measure some 2.7 metres in width and some 4.9 metres in depth. This would have a pitched roof with a height to the ridge of some 3 metres and a height to the eaves of some 2.3 metres. This would have timber walls and a tiled roof.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Hurstpierpoint and Sayers Common Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies

Neighbourhood Plan

Hurstpierpoint and Sayers Common Neighbourhood Plan was made in 2015.

There are no relevant policies.

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPN4 - Trees, Woodland and Hedgerows

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Character and Design
- Neighbouring Amenities
- Impact on Trees
- Biodiversity Net Gain

Character and Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside, as well as addressing the character and scale of the surrounding buildings and landscape. In part, the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Principle DG49 of the MSDC Design Guide relates to extensions and states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions. Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach. Extensions should not result in a significant loss to the private amenity area of the dwelling.'

The property lies within the built-up area boundary of Hurstpierpoint.

The proposed development, comprising of a replacement garage, porch and shed, is considered to be of an appropriate scale, form and design that responds positively to the host dwelling. Whilst the proposed garage would be longer than the existing car port, it would occupy the same general footprint and would remain a single storey, ancillary structure. As such, the increase in length is not considered to result in an overbearing or a visually dominant form. The proposed roof pitch forms are considered to coordinate well with the architectural character of the host dwelling and would contribute a more cohesive appearance. The proposal includes clay roof tiles which are considered to coordinate well with the host dwelling. A condition requiring the roof tiles of the garage and porch to match those of the existing dwelling is necessary in the interests of visual amenity. Given the prominence of the roof within the site and its contribution to the character and appearance of the host property, the use of matching materials will ensure that the extensions appear as coherent and subordinate rather than an incongruous form of development. Despite being visible within the street scene, the proposal is considered to represent a visual improvement on the existing arrangement, providing a more unified and visually cohesive frontage.

The proposal is therefore considered to comply with policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution'*.

To the northern side of the site is 47 Blackthorns. Given the modest and single storey nature of the development, it is not considered that the proposal would be harmful to the light and outlook of this neighbour. As the garage and the shed would be screened by the application property itself it is not considered that the proposal would give rise to significant overlooking concerns.

To the southern side of the site is 42- 45 Blackthorns. The proposal includes a detached shed incorporating two windows within its southern elevation. Given the single storey form and modest nature of the structure, it is not considered that the development would result in significant harm to the level of light or outlook of these neighbouring occupiers. Furthermore, with an approximate separation distance of some 19 metres between the proposed shed and the neighbouring properties to the south, it is not considered that the proposal would result in unacceptable overlooking or loss of privacy.

Due to the residential nature of the proposed development, there would not be any significant harm regarding noise, air or light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

Impact on Trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There are 6 trees within proximity of the development. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised provided that a condition is included to secure the submitted Arboricultural Impact Assessment and the Tree Protection Plan. This can be secured by a suitably worded condition. The proposal is therefore considered to comply with the relevant criteria policy DP37 of the District Plan.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policies DP26 and DP37 of the Mid Sussex District Plan, the MSDC Design Guide and the NPPF. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin