

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1855	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Single storey extension to the front of the house		
Site:	65 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RR, , ,		
Validation Date	30 Jul 2025	Overall Expiry Date:	22 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Oct 2025
Target Date:	24 Sep 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	15 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1855

**65 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RR, ,
Single storey extension to the front of the house
Mr And Mrs Alan And Dina Mynett**

SUMMARY OF REPRESENTATIONS

One in support of the application

SUMMARY OF CONSULTEES

Flood Risk and Drainage stated that they have no objection to the application subject to the proposed development incorporating all flood mitigation and resilience measures set out within the Flood Risk Resilience Construction Drawing, including finished floor levels.

TOWN/PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council recommend approval.

INTRODUCTION

The application seeks planning permission for a single storey extension to the front elevation.

RELEVANT PLANNING HISTORY

DM/15/3273 - Single Storey Front Extension. Granted

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling, located on the western side of Cuckfield Road in Hurstpierpoint. The property is set back from the highway with a driveway and front garden to the front of the property. The application property has a pitched roof and is constructed from brick. The locality is characterised by a wide variety of detached and semi-detached, single-storey and two-storey dwellings of varying scale and form.

APPLICATION DETAILS

The proposal is for a single storey extension which will wrap around the front corner of the front door area. It will extend 1.4m forwards from the front door, but will not extend past the front elevation of the property. From the southern side elevation, the extension is proposed to extend approximately 1.6m. This L-shaped extension will wrap around this southern corner of the dwelling and will have an overall approximate length of 3.32m on the southern elevation and will measure approximately 4.8m along the front elevation. Internally this extension will accommodate a wet room for the occupants. The extension is proposed to have a pitched roof with a maximum height of approximately 3.5m.

A gap of approximately 1m will remain between the extension and the boundary between No 65 and neighbouring No 63 Cuckfield Road. A replacement window is proposed on the southern elevation facing No 63, which will be reduced in size in comparison with the existing window.

A ramp and handrail is proposed at the front of the dwelling to accommodate future wheelchair use. It is proposed that the materials will match those of the existing dwelling.

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 the 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

DP41 - Flood Risk and Drainage

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.

Hurstpierpoint and Sayers Common Parish Plan

The Hurstpierpoint and Sayers Common Parish 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 the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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;

- Design and Character
- Impact on neighbouring properties
- Flood Risk and Drainage
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and

villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace; - contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does 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 (see Policy DP27);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development.'

Principle DG49 of the Mid Sussex Design Guide states: 'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Principle DG50 relates to front extensions and states: 'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

The front extension is modest in size, will remain set back from the road, and will be subservient to the host dwelling. Externally, the materials proposed will match those of the existing dwelling. The proposal would therefore not have a harmful impact on the character of the area and is acceptable in terms of design.

Therefore, in terms of character and design, the proposal complies with policy DP26 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

Impact on neighbouring properties

In terms of impact upon neighbouring amenities Policy DP26 in part seeks to ensure that development:

'does 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 (see Policy DP29);'

The proposed extension will be located on the south eastern corner of the property. No windows are proposed on this side of the extension and one existing window will be reduced in size. Therefore although the gap between the properties will be reduced, there will be no impact in terms of overlooking or loss of privacy to the neighbouring property, at no 63 Cuckfield Road.

No 65 Cuckfield Road sits at a lower level to no 63 Cuckfield Road. No 63 Cuckfield Road has benefitted from a single storey side extension which has a window facing no. 65. As No 65 Cuckfield Road is set lower than 63 Cuckfield Road, any impact on loss of light, will be minimal.

Therefore it is considered that the proposal would not cause significant harm to the amenities of nearby residents in terms of overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution or a loss of outlook.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan.

Flood Risk and Drainage

Policy DP41 of the District Plan concerns Flood Risk and Drainage. It states in part:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The property lies within partially within the surface water 1:30 flood extent, which is the equivalent of Flood Zone 3b. The Environment Agency standing advice classifies this area as "more vulnerable" for surface water flooding. This standing advice also states that minor extensions such as the proposed, should not be permitted in areas classified as "more vulnerable". The location of the proposed extension sits outside of this zone and is within the medium surface water risk area. Upon consultation, the Flood Risk and Drainage team have responded that: *'We have reviewed the Flood Risk Resilience Construction Drawing and the applicant has demonstrated that the proposed development fits within EA Standing Advice.'*

We have no objection to the proposed development on flood risk grounds. This is subject to the proposed development incorporating all flood mitigation and resilience measures set out within the Flood Risk Resilience Construction Drawing, including finished floor levels.'

It is therefore considered that the proposal complies with DP41 of the Mid Sussex 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

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with policies DP26 and DP41 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford