

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3096	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed part single and two storey extension to front elevation.		
Site:	28 Iden Hurst, Hurstpierpoint, Hassocks, West Sussex, BN6 9XZ, , ,		
Validation Date	19 Dec 2024	Overall Expiry Date:	21 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Mar 2025
Target Date:	13 Feb 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	28 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3096

**28 Iden Hurst, Hurstpierpoint, Hassocks, West Sussex, BN6 9XZ, ,
Proposed part single and two storey extension to front elevation.
Mr Steve Stone**

SUMMARY OF REPRESENTATIONS

One representation received from Hurstpierpoint Society. This contains the following objection:

- The proposal constitutes overdevelopment
- It would sit uncomfortably in the street scene and could be regarded as overbearing.
- It would appear to impact the amenity of the neighbour to the east and reduce their daylight.

SUMMARY OF CONSULTEES

Southern Water:

Southern water has determined the Flow rate for the above site will remain the same/similar as capacity is not an issue and no southern water assets will be affected. Therefore, Southern water has no objections to this proposal.

Surface water should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations. Drainage and waste disposal: Approved Document H - GOV.UK (www.gov.uk)

Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint Parish Council: Our recommendation is that MSDC should refuse permission on the grounds that this application constitutes over development of the plot and will cause loss of light for the property next door.

INTRODUCTION

This application seeks planning permission for a part single and part two storey extension on the front elevation of a house at 28 Iden Hurst in Hurstpierpoint.

RELEVANT PLANNING HISTORY

DM/21/4018. First floor rear extension. Approved January 2022.

DM/17/4466. Non material amendment relating to application DM/16/5427 for the relocation of a velux on the West elevation and reduction of glazed panel to smaller window size on North elevation. Approved November 2017.

DM/16/5427. Single storey front extension. Approved January 2017.

DM/15/4167. Single storey front extension, minor alterations to internal area. Withdrawn December 2015.

14/00897/FUL. Front and rear extension. Approved May 2014.

00/00158/FUL. Erection of two storey side extension, single storey rear extension and front porch. Approved March 2000.

SITE AND SURROUNDINGS

No. 28 Iden Hurst is a 4 bed detached house located in an established residential area on the southern side of the road in Hurstpierpoint.

The property has been previously extended and benefits from four first floor bedrooms with a first floor study, and a ground floor with a kitchen/breakfast room, dining room, living room and office, with an entrance porch.

The dwelling is of brick construction with a front projecting porch and lean to roofline on the extended ground floor. The first floor and gabled rooflines are clad with white horizontal UPVC cladding.

The dwelling benefits from off road parking space to the front, accessed of a wide dropped kerb.

APPLICATION DETAILS

This application seeks planning permission for a proposed ground floor extension, to enlarge the existing porch and living room area, and a first floor extension over the existing ground floor projection to enlarge and reconfigure two front bedrooms, and to take into the rooms the space currently accommodating the first floor study. The first floor would be set forward 1.4m from the current front wall line at first floor level, to add a dual gabled roof form on the frontage.

Amended plans have been submitted during the course of determining the application. As originally submitted the plans showed a ground floor lean to roofline, with vertical half gabled ends, on the proposed single storey front porch addition. As a result of the forward extension one of the two existing car parking spaces at the front of the house would be lost. The extension would extend 2.2m forward of the front wall, by a width of 3m.

The amended plans show a revised roof form for the single storey front extension. An amended Site Layout Plan has also been submitted. The amended plans show a revised gabled roof design on the single storey front extension, to include inset rooflights, the removal of a front hedge and the provision of a second off street parking space at the front of the extended 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 Allocations DPD and the Hurstpierpoint Neighbourhood Plan and Site Allocations DPD.

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:

- DP21 Transport
- DP26 Character and design
- DP37 Trees, Woodland and Hedgerows
- DP41 Flood Risk and Drainage

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Hurstpierpoint Neighbourhood Plan - made March 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:

DPS2 Sustainable Design and Construction
DPN4 Trees, Woodland and Hedgerows
DPB1 Character and Design
DPS4 Flood Risk and Drainage
DPS6 Health and Wellbeing
DPB1 Character and Design

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.

West Sussex County Council Guidance on Parking at New Developments - September 2020

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
- Impact on residential amenities
- Impact upon trees
- Parking provision and access
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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 DP29);*
- * 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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant 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 allow 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.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Front extensions

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.

Side extensions

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'.

The proposed front extensions to the property are of a design that complement the already extended dwelling, adding to the width of the existing porch extension and bringing the first floor of the building forward over the extended ground floor footprint of the dwelling.

The first floor eaves height matches those on the existing property and the new twin gabled form is inkeeping in the street scene. The 1.4m forward projection of the front wall of the property will not look out of keeping in the varied front building line of the residential properties on the southern side of the road. The proposed materials and building details will blend in with the other houses in the street.

The overall design and form of the proposed additions are considered acceptable and will complement the style of the original dwelling. The additions will not harmfully affect the overall character and appearance of the area or public views from the street.

Consequently the appearance of the proposed works are considered to accord with Policy DP26 and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 requires 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.'*

Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are No 30 Iden Hurst to the east and No 26 to the west. Both neighbouring houses have been altered and have a different appearance to No 28. No 30 is sited forward of No 28 and has a lean to style porch located on the western end of the front wall, next to the porch at No 28, with an intervening boundary fence. No 28 has an integral garage and is located back from the frontage of No 28. The relative positions of both neighbouring houses and 45 degree sight lines from each have been annotated onto the amended ground floor plan for the proposed additions.

Given the scale of the proposals and the relationship of the proposed additions to the neighbouring properties, it is deemed that no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Impact upon trees

The proposed amended car parking layout will require the felling of a short line of conifer trees at the front of No 28.

These trees are not indigenous and could be removed at any time without the requirement for consent from the LPA. It is considered that their loss would not adversely harm the appearance of the street scene, and will not be contrary to the aims of District Plan Policy DP37.

Parking provision and access

With regards to parking provision for the extended house the relevant District Plan Policy is DP21, which states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

- o A high quality transport network that promotes a competitive and prosperous economy;*
- o A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- o Access to services, employment and housing; and*
- o A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
 - o Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
 - o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
 - o The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
 - o Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
 - o The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
 - o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
 - o The scheme protects the safety of road users and pedestrians; and*
 - o The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*
- Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.*

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.

For a four bed property located in Hurstpierpoint the West Sussex County Council Guidance on Parking recommend 2.7 spaces should be provided

The existing provision for on site parking is already below the requirements of the West Sussex County Council Guidance. The proposal will maintain the number of bedrooms in the house at four. The existing frontage parking arrangements will be rearranged, but two spaces will be maintained.

As there is unlimited on street parking space available it is considered that the maintained provision is acceptable in this case.

Drainage

Southern Water have commented on the application and these are reported above. They have raised no objections to this proposal. Any drainage matters are the remit of Southern Water and can be managed via building regulations, and do not preclude the determination of the application.

It is therefore considered that the proposal will accord with the aims of District Plan Policy DP41.

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 proposed extensions will enlarge the property further at ground and first floor levels. It is considered that the form, scale and position of the additions will not adversely affect the character and appearance of the property within the street scene.

It is considered that the new additions and related site layout alterations will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The amended plans show the existing on site parking provision will be maintained. Whilst falling short of the requirements of the West Sussex County Council Guidance there is sufficient on street parking available in the road. The loss of the conifer hedge to rearrange the parking space on the site, to allow for the porch addition, is not considered unacceptable.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey