

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2976	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Retrospective application for the erection of a new front boundary wall and entry gate (revised design to DM/25/2104).		
Site:	50 Hurst Road, Hassocks, West Sussex, BN6 9NL, , , ,		
Validation Date	19 Nov 2025	Overall Expiry Date:	12 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	14 Jan 2026
Target Date:	14 Jan 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	16 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2976

**50 Hurst Road, Hassocks, West Sussex, BN6 9NL, , ,
Retrospective application for the erection of a new front boundary wall and entry gate (revised design to DM/25/2104).
Wooj Property Ltd**

SUMMARY OF REPRESENTATIONS

3 representation letters have been received regarding this application. They raised the following matters:

- Incorrectly stating the original height of the wall that was in place
- The wall is in conflict with DP12: Protection and Enhancement on the Countryside
 - spoils the character of the area
 - concerns over design
 - conflicts with the local character of the area
- Overbearing impact
- Objection over the height of the wall

SUMMARY OF CONSULTEES

WSCC Highways: *'does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.'*

TOWN/PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council recommend permission

INTRODUCTION

The application seeks retrospective application for the erection of a new front boundary wall and entry gate (revised design to DM/25/2104).

RELEVANT PLANNING HISTORY

DM/25/2104 - Retrospective application for the erection of a new front boundary wall and entry gate. Refused 2025-11-04

DM/25/1869 - Two three-storey rear extensions, a single storey rear extension, two hip to gable enlargements, a rear dormer, a single storey side extension, solar panels within south, east and west facing roof slopes, new timber front gates, render to walls and replacement window and doors frames. Permission Granted 2025-09-17

DM/25/1868 - Proposed tennis court to rear garden. Permission Granted 2025-03-26

SITE AND SURROUNDINGS

The application site is located on Hurst Road, an established residential road of mixed house types which links Hurstpierpoint to Hassocks. It is within the countryside between the built up area boundaries of the two villages. Neighbouring dwellings are located to the east and west, whilst to the north is the highway and beyond open countryside. The vicinity is characterised by single and two-storey detached properties set back from the highway by driveways and front gardens.

The existing dwelling is a two-storey detached residential property which is located within a significantly sized plot. The walls of the existing dwelling are finished in cream render, with timber framing on the front elevation and brown brickwork, with brown clay roof tiles and brown timber and uPVC window and door frames. The existing dwelling has a traditional design and appearance.

APPLICATION DETAILS

The application seeks planning permission for a 1.85m high wall with seven piers to a maximum height of 2.3metres at the front boundary of the property. Additionally it is proposed that two wooden gates are added at the entrance to the wall at a similar height. This is a revised design to the wall that has already been built without planning permission and was the subject of planning application DM/25/2104 which was previously refused.

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 Hassocks 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:

DP12 Protection and Enhancement of Countryside
DP26 - Character and Design

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.

Hassocks Neighbourhood Plan

The Hassocks Neighbourhood plan was made in 2016.

Relevant Policies:

Policy 1 Local Gaps
Policy 9 Character and Design

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

DPC1 Protection and Enhancement of the Countryside

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.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2021 is also a material consideration considered to be relevant to this application.

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
- Biodiversity Net Gain

Design and Character

Policy DP12 of the Mid Sussex District Plan seeks to maintain or where possible enhance the quality of the rural landscape character of the District. It states (in part):

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

o it is necessary for the purposes of agriculture; or

o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

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."

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which states:

'Development proposals will be supported where they have regard to the Hassocks Townscape Appraisal, and where their character and design takes account of the following design principles as appropriate to the nature, scale and location of the particular proposal:

1. Is of high quality design and layout;
2. Contributes positively to the private and public realm to create a sense of place;
3. Respects the character and scale of the surrounding buildings and landscape;
4. Protects open spaces and gardens that contribute to the character of the area;
5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;
6. Does not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;
7. Creates safe, accessible and well connected environments;
8. Protects existing landscape features and contributes to the village's Green Infrastructure network;
9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and
10. Positively responds to the local vernacular character of the defined Local Townscape Character Area.'

The frontages of dwellings within the vicinity of the application site are characterised, with front garden boundaries either having no formal demarcation, limited to low level walls/fences, or hedging, creating a green and verdant streetscene. The applicant has drawn attention to the following properties which appear to be exceptions. These are:

- 1) 86 Wickham Hill
- 2) 34 Hurst Road
- 3) 27 Hurst Road
- 4) 25 Hurst Road
- 5) 52 Hurst Road
- 6) 44 Hurst Road

86 Wickham Hill has a wall along the front boundary of the property and has planning permission (DM/16/2584). However, this dwelling is located within the built-up area of Hurstpierpoint so does not need to comply with policy DP12 of the Mid Sussex District Plan.

34 Hurst Road has a partially open fence along the front boundary which was approved under planning permission DM/19/2078. There is a condition which stipulates that there should be a hedge in front of the fence, however it appears that this hedge is in a poor condition.

No 27 Hurst road has a fence along the front boundary which does not appear to have planning permission. It is not known how long the fence has been in place.

No 25 Hurst Road has a wall and two sets of partially open wooden gates along the front boundary which do not have planning permission. It is not known how long the fence has been in place.

The property at no 52, immediately to the west of no 50, does have a high wall to the front boundary of the site, however, this is in contrast to the streetscene and appears as an incongruous feature. This wall at no 52 was never granted permission and has become lawful by the passage of time.

The property at no 44 has a wall in front of the property which has planning permission under reference DM/24/2618 for a 1metre high wall.

Enclosing the full width of the front of the application property with a relatively tall wall has removed the open and green character to this part of the streetscene. In contrast to the low and green boundaries and open frontages in the vicinity, the wall is a stark and highly visible feature, which appears as an incongruous projection of development. Whilst the applicant has made a change to the design, to make it more interesting architecturally, it is considered that the wall is still visually harmful to the open character and appearance of this area.

Given the design and appearance of the wall, it is not considered that it maintains or enhances the quality of the rural landscape and character of the District.

The wall is therefore considered to be in conflict with policy DP12 and DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF.

Impact on neighbouring amenities

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 wall is located some distance away from the neighbouring dwelling properties and as such it can be reasonably considered that it would not cause significant harm to the amenities of neighbours in terms of impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.

Therefore, the wall is considered to comply with the policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD in terms of impact on neighbouring amenity.

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

Due to its size, design and appearance, the wall constitutes an overbearing feature which is out of keeping with the character of the area and has a detrimental effect upon the street scene. Sited along the front boundary of the dwelling, adjacent to the public highway, it is considered an incongruent feature which negatively impacts upon the appearance of the area as well as causing harm to its distinctive character.

The proposal is therefore considered to be in conflict with policy DP12 and DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF. Therefore, the application is recommended for refusal.

Decision: Refusal

Case Officer: Tracie Axford