

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2942	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed ground floor rear extension and all associated works.		
Site:	7 Maude Singer Way, Hurstpierpoint, Hassocks, West Sussex, BN6 9GF, , ,		
Validation Date	10 Dec 2024	Overall Expiry Date:	3 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Feb 2025
Target Date:	4 Feb 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	12 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2942

**7 Maude Singer Way, Hurstpierpoint, Hassocks, West Sussex, BN6 9GF, ,
Proposed ground floor rear extension and all associated works.
Jack Rix**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water - no objection

PARISH COUNCIL OBSERVATIONS

Our recommendation is that MSDC should give permission

INTRODUCTION

The application seeks planning permission for a single storey rear extension, 2 no. side windows, raised decking and pergola in rear garden.

RELEVANT PLANNING HISTORY

13/03305/OUT - Outline application for the approval of access details for a residential development of 57 dwellings, together with associated vehicular, cycle and pedestrian access, with provision of land for sport and recreation on land South of Chalkers Lane in Hurstpierpoint, with improved access for Fairfield Recreation Ground. Permission

14/04412/REM - Application for approval of reserved matters appearance, landscaping, layout, and scale for planning application 13/03305/OUT for construction of 57 dwellings together with associated vehicular, cycle and pedestrian access, with provision of land for sport and recreation with improved access to Fairfield recreation ground. Permission

DM/21/4184 - Loft conversion with two dormers and a roof light to the front and a dormer and a roof light to the rear. Permission

SITE AND SURROUNDINGS

The application property is a detached L-shaped two storey dwelling located on a corner plot on the north side of Maude Singer Way, within the built-up area boundary of Hurstpierpoint.

The dwelling has a pitched roof with flat roof dormers. The external walls facing the road are characterised by roughly coursed flint with red brick detailing whilst the rear elevations are red brick. The elevations are inset with white uPVC windows and doors under a natural slate tiled roof. The dwelling features a detached single-storey gable roof garage at the rear along the eastern boundary.

The locality is characterised by detached two storey and semi detached chalet bungalows constructed from a mixture of flint and red brick. To the south of the site is the Fairfield Recreation ground.

The site is within a WSCC Archaeological Notification Area for a multi-period settlement and agricultural site.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension on the north side of the dwelling with a width and depth of 5.25 metres and 3.0 metres. The extension will have a lean-to roof with an eaves height of 2.65 metres and an overall height of 3.31 metres. The extension will have bifold doors and 2 no. rooflights. The extension will be constructed from red brick and slate tiles to match the existing dwelling.

On the west side elevation facing the highway, 2 no. windows are to be installed serving the stairway up to the first floor and up to the second-floor loft conversion. These windows will match the appearance of the existing windows.

In the rear garden behind the garage is to be an irregular shaped timber pergola with a maximum and minimum width of 4.15 metres and 3.21 metres. The maximum and minimum depth will be 3.23 metres and 1.74 metres. The pergola will have a height of 2.24 metres and the existing decking is to be enlarged to cover the end section of the garden with a height of 0.13 metres. The decking will be irregular shaped with built in seating and planters with a width of approximately 5.50 metres and a depth ranging from 3.23 metres and 4.30 metres.

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
DP34 - Listed Building and Other Heritage Assets

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 Neighbourhood Plan (made March 2015)

There are no relevant policies.

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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

DPB2 - Listed Buildings and Other Heritage Assets

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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

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
- Other Matters
- 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 DG51 relates to rear extensions and states: *'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'*

The proposed rear extension is considered to be of a design, form and scale which would be proportionate and appropriate to the existing dwelling and the character of the area. The extension would only marginally be visible from the highway due to the L-shape of the dwelling. However, as the extension will use materials to match the existing dwelling and it is to create an infill in the existing L shape, and due to the boundary treatments, it is not considered to cause detriment to the street scene and would be in keeping with the character of the area.

The proposed windows on the west side elevation will be of a similar appearance to existing windows with red brick detailing to match and thereby in keeping with the character of the dwelling.

The proposed pergola and decking is of a reasonable scale constructed from sympathetic materials and appropriate to the character of the existing dwelling.

The proposal therefore is considered to comply with policy DP26 of the District Plan.

Impact on neighbouring properties

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The proposed extension is single storey. To the east is no. 9 Maude Singer Way however the application property has a detached garage between the proposed extension and the neighbouring property which limits the impact of the extension to this neighbouring property.

The proposed windows on the west elevation serve stairways and overlook onto the highway.

The proposed decking is of reasonable height set off the ground by some 0.13 metres and will not create any additional overlooking into neighbour amenity areas or cause any significant harm. Whilst the proposed pergola will protrude above the boundary wall by 0.35 metres it will not cause any significant harm to neighbouring amenities through overlooking or an overbearing impact.

Therefore, in terms of neighbouring amenities the proposal complies with DP26 of the Mid Sussex District Plan.

Other Matters

Southern Water have provided comments on the proposal and state that any new connection would require a new sewer connection application to be submitted and approved by Southern Water. Whilst this is noted, the proposal is for a householder extension to form a dining room.

7 Maude Singer Way is located within an Archaeological Notification Area as it is within a multi-period settlement and agricultural site. The Council, as the Local Planning Authority, has a statutory duty to have special regard to the desirability of preserving heritage assets.

District Plan Policy DP34 states:

'Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

As the proposal is for a rear extension within the garden of an existing dwelling it is unlikely to have an adverse impact on the heritage asset. However, to conserve this heritage asset it is considered reasonable to place a condition on the approval to notify the Council immediately if any items of archaeological interest are found.

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 acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP34 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies