

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3105	Case Officer:	Andrew Watt
Application Type:	Householder Application		
Proposal:	Proposed side and rear two storey extensions		
Site:	Truslers, Truslers Hill Lane, Albourne, Hassocks, West Sussex, BN6 9DT, ,		
Validation Date	20 Dec 2024	Overall Expiry Date:	14 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Feb 2025
Target Date:	14 Feb 2025	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Joanne Fisher	Date:	13 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3105

**Truslers, Truslers Hill Lane, Albourne, Hassocks, West Sussex, BN6 9DT,
Proposed side and rear two storey extensions
Nathan Taylor**

SUMMARY OF REPRESENTATIONS

None.

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.

TOWN / PARISH COUNCIL OBSERVATIONS

Albourne Parish Council has no objections to this application.

INTRODUCTION

Full planning permission is sought for proposed 2-storey side and rear extensions.

RELEVANT PLANNING HISTORY

In November 2006, planning permission was granted for the demolition of the existing bungalow and its replacement with a new dwelling (06/02024/FUL).

SITE AND SURROUNDINGS

The site is a 2-storey detached dwelling, which dates back to around 2007. It is set within an elevated plot on the western side of Truslers Hill Lane at some distance to the west of Albourne village. Facing materials are a mix of brick and Mock-Tudor timber and render beneath clay roof tiles.

The site is located within the countryside flanked by detached dwellings either side and a residential property and its garden behind, with another detached dwelling opposite. It is also designated as a Great Crested Newt Impact Risk Zone (Amber).

APPLICATION DETAILS

Full planning permission is sought for proposed 2-storey side and rear extensions,

The side extension will be located on the south elevation of the existing house and measure approximately 3.1m in width by 5.9m in depth and 7.8m in height, to the ridge height of the part of the house being extended.

The rear extension will be located on the west elevation of the existing house and measure approximately 9.6m in width at its maximum by 5m in depth and 8m in height, to the maximum ridge height of the existing house.

Materials will match those of the existing building, i.e. facing bricks at ground floor and Mock Tudor timber and render above, beneath clay roof tiles.

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 Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Albourne Neighbourhood Plan.

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

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP12: Protection and Enhancement of Countryside

Policy DP26: Character and Design

Policy DP38: Biodiversity

Site Allocations DPD

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

There are no relevant policies.

Albourne Neighbourhood Plan (Sep 2016)

Mid Sussex District Council formally 'made' the Albourne Neighbourhood Plan part of the Local Development Plan for the Parish of Albourne as of 22 September 2016. The policies contained therein carry full weight as part of the Development Plan for planning decisions within Albourne.

Relevant policies:

Policy ALC1: Conserving and enhancing character

Other Legislation

Countryside and Rights of Way (CROW) Act 2000

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 31 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:

DPN1: Biodiversity, Geodiversity and Nature Recovery
DPN2: Biodiversity Net Gain
DPC1: Protection and Enhancement of the Countryside
DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

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 4 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.

Relevant design principles include:

Principle DG49: General principles for extensions
Principle DG50: Front and side extensions
Principle DG51: Rear extensions

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 131 and 135 (design), 187 (conserving and enhancing the natural environment) and 193 (biodiversity and ancient woodland) are considered to be relevant to this application.

ASSESSMENT

Design and visual impact on the character and appearance of the area

Policy DP12 of the Mid Sussex District Plan 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:

*- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Policy ALC1 of the Albourne Neighbourhood Plan is similar in intent. It states:

'Development, including formal sports and recreation areas will be supported in the countryside, defined as the areas outside the Built up Area Boundary shown on the policy map where the following criteria are met:

- 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;*
- 2. It maintains, or where possible enhances, the quality of the rural and landscape character of the Parish area;*
- 3. It is supported by a specific policy reference elsewhere in this Plan.*
- 4. It is necessary for essential infrastructure and it can be demonstrated that there are no alternative sites suitable and available, and that the benefit outweighs any harm or loss.'*

The application is not necessary for the purposes of agriculture but is supported by Policy DP26 of the Mid Sussex District Plan, which states (in part):

'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;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- positively addresses sustainability considerations in the layout and the building design;'*

Chapter 9 of the Mid Sussex Design Guide SPD relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling. Principle DG50 relates to front and side extensions and advises that 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. Principle DG51 relates to rear extensions and advises that they should have consideration for the character of the existing building and the relationship with side boundaries and adjacent buildings and gardens.

The existing dwelling is fairly modern, albeit built in a mock-Tudor style, and is sympathetic to its rural location, being visible in the street scene. The proposed extensions will alter the scale of the building, but the plot size is sufficiently large to accommodate such works, and within a well-defined domestic curtilage. The proposed design will respect that of the existing building and its countryside location, so will maintain the countryside character and have no adverse impact on the street scene.

Accordingly, it is considered that the proposal would comply with Policies DP12 and DP26 of the Mid Sussex District Plan, Policy ALC1 of the Albourne Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states (in part):

'All applicants will be required to demonstrate 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 main properties affected by the proposal would be Bourne House to the south (on slightly lower ground) and Kingsfold to the north-west. The property to the north (Partridges) and opposite to the east (Justice Cottage) will not be affected by the proposal, other than during construction works.

The proposed side extension would be sited approximately 19m from the nearest corner of Bourne House with the proposed rear extension approximately 25m away. Whilst there is some intervisibility between the properties, in terms of facing windows, this is a side-to-side relationship and the relationship between the windows in terms of privacy will not be markedly different. There is an evergreen hedge on the boundary so it is only at first floor level that there are views between the properties. Nevertheless, given the distance and the modest scale of the 2-storey side extension, it is not considered that this would be overbearing or result in any significant loss of amenity to neighbouring occupants.

The proposed rear extension would be sited approximately 75m away from the nearest corner of Kingsfold. There is deciduous vegetation between the properties. Due to this distance, the proposal would not be overbearing or result in any mutual loss of privacy.

For these reasons, it is considered that the scheme would comply with Policy DP26 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.

Other matters

The site is located within a designated Great Crested Newt - Impact Risk Zone (Amber). However, having regard to the nature of the application, it is unlikely to have an impact on newts and accordingly there would be no conflict with biodiversity legislation, policy and guidance.

PLANNING BALANCE AND CONCLUSION

The application is deemed to be of an appropriate scale and design in relation to the existing house and street scene, with no harm to the landscape character of this rural location and would not cause significant detriment to surrounding residents. There would be no harm to biodiversity. Accordingly it is considered that the proposed development would comply with Policies DP12, DP26 and DP38 of the Mid Sussex District Plan, Policy ALC1 of the Albourne Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt