

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1085	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	New pitched roof above ground floor projections on principal elevation. Conversion of integrated garage.		
Site:	12 Hurst Gardens, Hurstpierpoint, Hassocks, West Sussex, BN6 9ST, , ,		
Validation Date	29 Apr 2026	Overall Expiry Date:	27 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Jun 2026
Target Date:	24 Jun 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	19 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1085

**12 Hurst Gardens, Hurstpierpoint, Hassocks, West Sussex, BN6 9ST, ,
New pitched roof above ground floor projections on principal elevation. Conversion of integrated garage.**

Mrs Emma McKinlay

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Nature Space

No comment.

PARISH COUNCIL OBSERVATIONS

The Committee recommends that MSDC grant permission.

INTRODUCTION

The application seeks planning permission for the installation of a pitched roof above ground floor projections and the conversion of the integrated garage.

RELEVANT PLANNING HISTORY

HP/028/76- Two storey extension. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by red brick, tile hanging to the first floor, white and black uPVC fenestration and a pantile roof. The property benefits from off street parking to the front of the property which accommodates approximately two cars.

The property is located within the built-up area boundary of Hurstpierpoint. Neighbouring properties are located to the north, south and west. The public highway is located to the east.

APPLICATION DETAILS

Planning permission is sought for the installation of a pitched roof above ground floor projections on the principal elevation and the conversion of the integrated garage.

The proposed roof would span the width of the house and would measure approximately 9.7 metres in width and 5.7 metres in depth. This would incorporate a pitched roof with a maximum height of approximately 3.2 metres and an eaves height of approximately 2.7 metres. This would incorporate two rooflights and would be finished in external materials to match the host dwelling.

It is also proposed to convert the garage to create a utility and shower room. This would include the installation of a front door and window on the front (eastern) elevation and would be finished in external materials to match the host 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 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:

DP21 - Transport

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

Neighbourhood Plan

Hurstpierpoint and Sayers Common Neighbourhood 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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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

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.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Character and Design
- Neighbouring Amenity
- Parking arrangements
- Biodiversity Net Gain

Design and impact on the character of the area

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages, as well as addressing the character and scale of the surrounding buildings and landscape. In part, the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

The Mid Sussex Design Guide also contains principles to protect the character of the area and neighbouring amenity. It also provides advice for extensions to dwellings. Principle DG49 states that: *'Extensions should respond to the design of the original dwelling and applicants 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 allowing the original building to remain the dominant element of the property whether it has one or several additions'.*

Principle DG50 of the MSDC Design Guide relates to front extensions and states that: *'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 proposal seeks to install a pitched roof over existing the ground floor projections on the principal elevation and to convert the integrated garage.

The Mid Sussex Design Guide advises that front extensions should generally be limited to modest single-storey forms. Whilst flat-roofed projections are a characteristic feature of Hurst Gardens, the wider street scene does not display a wholly uniform or regimented form and instead includes a variety of roof types, including pitched and hipped roofs. In this context, the proposed alteration would represent a modest intervention that would not appear overly prominent or incongruous.

The proposed roof would be limited in height and depth and would remain clearly subservient to the host dwelling. Furthermore, the projection would not extend beyond the established building line and would therefore not disrupt the spatial rhythm of the street. The change of the garage door to a window on the front elevation is considered a sympathetic addition to the existing property. Accordingly, the proposal would not appear visually dominant or harmful to the character of the street scene. The use of materials to match the existing dwelling would ensure a cohesive and sympathetic appearance.

The proposal is therefore considered to comply with policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Neighbouring amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'.*

To the southern side of the application site lies 14 Hurst Gardens. The proposal seeks to replace an existing flat roof with a pitched roof. Given the development is an alteration to an existing garage and would be limited in height and scale, it is not considered that the proposal would result in a material loss of light and outlook to this neighbouring property. As no windows are proposed on the side elevation, it is not considered that the proposal would result in material harm to the privacy of this neighbouring property.

To the northern side of the application site lies 10 Hurst Gardens. Given the development is an alteration to an existing garage and would be limited in height and scale, it is not considered that the proposal would result in a material loss of light and outlook to this neighbouring property. As no windows are proposed on the side elevation, it is not considered that the proposal would result in material harm to the privacy of this neighbouring property.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan.

Parking arrangements

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'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;*

It is noted that the proposal would result in the loss of the garage. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. The dwelling is a four-bedroom property and the West Sussex County Council Parking Standards Guidance (2020) requires that 3 parking spaces should be provided. Whilst the proposal would result in a shortfall of one space against WSCC standards, the site retains space for two vehicles and the surrounding area has no parking restrictions. It is therefore considered that the proposal would not result in severe highway impacts.

Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan, Hurstpierpoint and Sayers Common Neighbourhood Plan and the contents of the NPPF.

It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin