

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0078	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Single storey rear extension		
Site:	5 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AB, , ,		
Validation Date	10 Jan 2025	Overall Expiry Date:	6 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Mar 2025
Target Date:	7 Mar 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	5 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0078

**5 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AB, ,
Single storey rear extension
King**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: MSDC should give permission.

INTRODUCTION

The application seeks planning permission for the development of a single storey rear extension.

RELEVANT PLANNING HISTORY

HP/008/83 - Extension to provide self contained granny flat and garage. Refusal 22.03.1983.

HP/061/83 - Garage. Permission 18.08.1983.

HP/061/88 - Single storey side extension and porch. Permission 15.06.1988.

13/01530/FUL - Single storey side extension and conversion of garage to study and utility room.
Permission 21.06.2013.

14/01899/FUL - First floor rear and side extension. Permission 07.07.2014.

SITE AND SURROUNDINGS

The application relates to 5 College Lane, a detached two storey dwelling set to the southwestern side of the highway. The existing dwelling utilises a number of different roof pitches including a pitched roof, a crown roof and single ply flat roof membrane. The existing property has previously been altered through extensions to both the side and rear elevations. A set back is offered from the roadside edge by a front driveway space which is in part screened by mature boundary planting. The property is afforded ample garden amenity space to the rear which extends out in a south-westerly direction and partly abuts an open field to the north. The existing dwelling is composed of brick exterior walls with tile hanging at first floor level, a tiled roof and uPVC windows and doors.

There are a number of other detached residential dwellings within the sites locality which primarily front the south-western side of the road. Mature boundary hedgerow acts as the most prevalent boundary treatment and is visible throughout the streetscene.

With regard to policy constraints, the site is located within the Hurstpierpoint built up area.

APPLICATION DETAILS

The proposal would develop a single storey rear (south-western) elevation extension. The proposal would measure at approximately 4.8m in length, 8.3m wide, 3m high to the eaves and have a maximum height of 3.5m. Proposed external materials would comprise brick exterior walls and a single ply flat roof membrane.

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 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 policy:
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 (February 2015)

None relevant.

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 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
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) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 115-117, 131, 135 & 139.

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 Amenities
- Biodiversity Net Gain

Design and Character

DP26 of the 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:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o 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 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.'

In terms of rear extensions, principle DG51 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 would project significantly from the rear elevation to which it would immediately relate to the north-west. However, the proposed extension would only slightly protrude from the rear elevation of the existing living room area to the north and would create an 'L' shaped form. The proposal would be contained entirely to single storey level and would therefore be of a limited size and scale. It is considered that the proposal would therefore appear subservient towards the host dwelling.

A matching brickwork exterior would be used throughout, and this is considered to help the proposed extension assimilate into the existing dwelling. The use of the extensive glazing through the bi-fold opening doors would give rise to a slightly more contemporary appearance, however this is not considered to be unacceptable in this instance given the proposals siting in a visually discrete position from the streetscene.

In summary, the proposal is considered that the proposal would comply with the provisions of DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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 DP29);'*

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards.'

The extension would extend by approximately 4.8m from the existing rear elevation and would immediately abut the neighbouring site at No.3 to the south. In terms of light impact to the rear windows, Principle DG47 of the Design Guide states among other matters that all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Further guidance is set out within the "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" document. The "45 degree approach" should be taken whereby a 45 degree line is drawn from the top of the elevation and a second 45 degree line is taken from the end of the projection. If the neighbouring properties window lies within the centre of both lines, then the building will likely cause a significant reduction in light received to the concerned window. This guidance is taken as a rule of thumb and each planning application is assessed based on its own merits.

There is an unobscured glazed ground floor window at the neighbouring property which is already set behind the existing rear elevation of the application property. Whilst the proposal would fail the 45 degree test in plan format, the proposal would likely be acceptable in the elevational assessment. The BRE good practice guidance states that both 45 degree test would have to be breached for further detailed BRE tests to be required. It is acknowledged that the neighbouring property will experience some loss of light as a result of the proposed extension, however, due to the single storey nature of the proposal and the northern siting of the proposal in respect to the nearest neighbouring property, this impact is not considered to be significant.

The proposal would introduce a blank expanse of 4.8m directly abutting the sites shared boundary with No.3. Whilst this would increase the sense of enclosure from the neighbouring site, the proposed extension would solely be contained to a single storey size. As such, the proposal would not give rise to a significant overbearing impact.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, and will not result in harm towards neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas