

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0835	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed first floor extension over existing ground floor projection on front elevation. Removal of dormer. New rooflights.		
Site:	51 Wickham Hill, Hurstpierpoint, Hassocks, West Sussex, BN6 9NR, , ,		
Validation Date	31 Mar 2026	Overall Expiry Date:	3 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Jun 2026
Target Date:	26 May 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	4 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0835

**51 Wickham Hill, Hurstpierpoint, Hassocks, West Sussex, BN6 9NR, ,
Proposed first floor extension over existing ground floor projection on front elevation. Removal
of dormer. New rooflights.
Mr And Mrs T Gayton**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

The application seeks planning permission for the removal of a dormer window and the construction of a first-floor extension over existing ground floor projection on front elevation, together with two rooflights.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

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

Neighbouring properties are located to the east and west. Open countryside is located to the south. Highway is located to the north.

The property lies within the built-up area boundary of Hurstpierpoint.

APPLICATION DETAILS

The proposal seeks planning permission for the removal of a dormer window and the construction of a first-floor extension over existing ground floor projection on the front elevation, together with two rooflights.

The proposed front extension would measure approximately 4.7 metres in width and 5.5 metres in depth. This would incorporate a hipped roof with a height to the ridge of approximately 7.4 metres and eaves height of approximately 5.2 metres. A window is proposed on the side (western) first floor elevation, with two windows proposed on the side (eastern) elevation at first floor level. Two rooflights are also proposed on the front roof pitch.

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

DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

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

No relevant policies

Neighbourhood Plan

Hurstpierpoint and Sayers Common Neighbourhood Plan was made in 2015.

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

DPN4 - Trees, Woodland and Hedgerows

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 Amenities
- Impact on Trees
- Biodiversity Net Gain

Character and Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed, reflect the distinctive character of the towns and villages, and be sensitive to the countryside. The policy also requires development to respond to the character and scale of the surrounding buildings and the landscape. In part the policy expects proposals to achieve high-quality design and layout, incorporate appropriate landscaping and greenspace; and create a strong sense of place.

Principle DG49 of the MSDC Design Guide relates to extensions and 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. Extensions should typically use simple, uncomplicated building forms to complement 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. Extensions should not result in a significant loss to the private amenity area of the dwelling.'

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.'

Whilst the Mid Sussex Design Guide advises that front extensions should generally be limited to modest single-storey forms, the specific context of this site is such that the property is set back from the highway and does not form part of a strongly uniform building line. In this instance, the proposed first-floor extension is considered to integrate appropriately with the existing dwelling, maintaining a balanced and cohesive appearance. It would not appear dominant or disruptive within the street scene and 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 western side of the application site is 53 Wickham Hill. Given that a separation distance of approximately 11.5 metres would be retained, the proposal is not considered to result in harmful loss to the light and outlook of this neighbour. Two windows are proposed at first-floor level on the north-western elevation to serve a bathroom. Given the separation distance and the established suburban context, this relationship is not considered uncommon or harmful in terms of overlooking.

To the eastern side of the application site is 49 Wickham Hill. A separation distance of approximately 6 metres would be retained. Whilst this is closer, it is noted that there is an existing first-floor level window on this elevation. The proposal introduces two windows at first floor level, serving an ensuite and a

bedroom. Given the existing relationship between the properties, the proposal would not materially increase levels of overlooking or result in a significant loss of privacy. The ensuite window would be obscure glazed, which can be secured by condition.

Due to the residential nature of the proposed development, there would not be any significant harm regarding noise, air or light pollution.

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

Impact on Trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There are 16 trees within proximity of the development. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised provided that a condition is included to secure the submitted Tree Report and Tree Protection Plan, therein. This can be secured by a suitably worded condition. The proposal is therefore considered to comply with the relevant criteria of policy DP37 of the 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.

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 complies with Policies DP26 and DP37 of the Mid Sussex District Plan and the relevant guidance within the Mid Sussex Design Guide SPD. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin