

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0405	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed demolition of existing conservatory, to be replaced with a single storey rear, flat roof extension		
Site:	7 Whites Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9XX, , ,		
Validation Date	23 Feb 2026	Overall Expiry Date:	31 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Apr 2026
Target Date:	20 Apr 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	1 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0405

**7 Whites Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9XX, ,
Proposed demolition of existing conservatory, to be replaced with a single storey rear, flat roof extension
Ms Leah Blades**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water - No objections

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission

INTRODUCTION

Planning permission is sought for the demolition of existing conservatory, to be replaced with a single storey rear, flat roof extension.

RELEVANT PLANNING HISTORY

00/01161/FUL - Single storey extension (approved)
02/01579/FUL - uPVC Conservatory (approved)
DM/25/0175 - Garage conversion, loft conversion and internal alterations (approved)
DM/25/3226 - Proposed rear dormer, rear extension and internal layout changes. (LDC refused)

SITE AND SURROUNDINGS

7 Whites Close is a pitched roofed detached bungalow, the walls are a mix of face brickwork and painted render and upvc doors and windows. The dwelling is characterised by an existing rear conservatory, a flat roofed rear extension and a side lean to attached to a flat roofed garage.

To the north of the site is the adjacent No.6 Whites Close, to the south of the site is the set forward No.8, to the west of the site is the driveway to the highway beyond and to the east of the site is the rear garden to hedging to neighbour beyond.

The site is within the built-up area of Hurstpierpoint.

APPLICATION DETAILS

The existing conservatory approximately measures 3m in depth, 5.7m in width with a height to eaves of 2.2m and an overall height of 3.05m.

The proposed single storey rear extension measures 2.994m in depth, 10.266m in width with a flat roofed height of 2.88m and the roof lantern adding an additional 0.15m.

The garage conversion approved under DM/25/0175 is shown.

Internal alterations include the removal of bedroom 5 and the creation of a larger kitchen/diner.

External alterations include the installation of a roof lantern measuring 1m by 1.5m serving the kitchen/diner and a roof lantern serving the lounge measuring 1m by 1.5m.

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 - Design and Character

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

The Hurstpierpoint and Sayers Common Neighbourhood Plan was made on 19 March 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:

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

ASSESSMENT

Character and Design

Policy 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:

- 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;*
- 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.'

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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'.

Rear extensions characterise the dwelling and surrounding properties.

The proposed single storey rear extension is considered to be of an appropriate scale and design to the existing property. As the rear extension would not be visible from the street, it is not considered that this would be harmful to the character of the area. In addition, the proposal includes wall and roof materials to match the existing so it is considered that the development would provide a consistent finish.

As such the proposal complies with the above part of policy DP26 of the Mid Sussex District Plan and principles DG49 and DG51 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 Policy 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'.

Given the location of the proposal and the nature of the works, in terms of light and outlook, no harm will be caused.

In terms of overlooking and loss of privacy, given the single storey nature of the proposal, significant harm is not deemed to be caused. It noted that a degree of overlooking is expected within the built up area.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be of an appropriate design that is in keeping with the existing dwelling and will not cause harm to the surrounding area, coupled with this significant harm is not deemed to be caused to neighbouring amenities.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan, the relevant principles of the Mid Sussex Design Guide as well and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell