

Delegated Decision
Sign off Sheet

Ref. No:	DM/25/1410	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed single storey side flat roof extension and single storey rear pitched roof extension		
Site:	5 St Lawrence Way, Hurstpierpoint, Hassocks, West Sussex, BN6 9SH, , ,		
Validation Date	2 Jun 2025	Overall Expiry Date:	25 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Jul 2025
Target Date:	28 Jul 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	14 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1410

**5 St Lawrence Way, Hurstpierpoint, Hassocks, West Sussex, BN6 9SH, ,
Proposed single storey side flat roof extension and single storey rear pitched roof extension
Mr And Mrs Jolyon Aidous**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

The Parish Council has no objection to the application in principle but feel that the proposed plans are not sympathetic to the original dwelling.

INTRODUCTION

Planning permission is sought for a single storey flat roofed side extension and single storey pitched roofed rear extension

RELEVANT PLANNING HISTORY

DM/17/2667 - Rear extension and extension to roof and dormer windows, (approved)
DM/23/1917 - Single storey side extension (approved)

SITE AND SURROUNDINGS

5 St Lawrence Way is a detached pitched roofed chalet bungalow within cul-de-sac off Fairfield Close with side dormers, mix of grey render and timber cladding with upvc doors and windows.

To the north of the site is close boarded fencing and hedging to the detached garage serving the neighbour in Cuckfield Road, to the south of the site is the adjacent No.4 St Lawrence Way, to the east of the site is the driveway to the highway, and to the west of the site is the rear garden with close boarded fencing to the neighbouring No.86 Cuckfield Road beyond.

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

APPLICATION DETAILS

The approved flat roofed single storey side extension measured 8.8m in depth, 2.5m in width with an overall height of 2.85m.

The proposed flat roofed single storey side extension approximately measures 8.65m in depth, 2.5m in width with an overall height of 2.85m. This will serve an entrance lobby, hallway, WC/shower and laundry room. It has three flat rooflights. Internal works include the moving of the office, playroom and spare bedrooms to different ground floor locations.

The proposed pitched roofed rear extension approximately measures 2.4m in depth, 3.95m in width with a height to eaves of 2.5m and an overall height of 4.15m. It has two side rooflights. This will serve a dining experience room.

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.

Relevant policies:

None relevant

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 the 31st 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:

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

DP26 of the District Plan 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;- 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 DG50 of the Mid Sussex Design Guide SPD relates specifically to side extensions states the following:

'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.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'

The proposed single storey side extension is subordinate in form to the host building and set back from the principal elevation. It will be visible from the streetscene but will be built in matching materials to the existing dwelling. It matches the previously approved side extension.

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'.

The proposed rear extension is a modest and subservient enlargement on the existing dwelling. It is broadly characterised by matching materials and will not be visible from the streetscene.

Therefore, the proposal complies with policy DP26 of the District Plan and the MSDC 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);'

Given the detached relationship with neighbouring properties and the location of the proposed works, the impact on light and outlook is not deemed significantly harmful. Given the single storey nature of the proposal, the impact on light/outlook or overlooking and loss of privacy (which is to be expected within the built-up area) is not deemed significantly harmful to neighbouring properties. The proposal, in terms of neighbouring amenities, is deemed to comply with 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.

PLANNING BALANCE AND CONCLUSION

The proposed development is deemed acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not have a harmful impact upon the character of the area. Nor is the proposal considered to have an unacceptable impact upon neighbouring amenities.

In conclusion, the proposal is considered to comply with Policy DP26 of the Mid Sussex District Plan, the MSDC Design Guide SPD as well as the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell