

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/2070	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed demolition of existing garage and erection of a single storey rear extension		
Site:	14 St Georges Place, Hurstpierpoint, Hassocks, West Sussex, BN6 9QT, , ,		
Validation Date	25 Aug 2026	Overall Expiry Date:	17 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Oct 2026
Target Date:	20 Oct 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	12 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/2070

**14 St Georges Place, Hurstpierpoint, Hassocks, West Sussex, BN6 9QT, ,
Proposed demolition of existing garage and erection of a single storey rear extension
Mr And Mrs J Ritchie**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

The planning application seeks permission for the demolition of the existing garage and the construction of a single-storey rear extension and the removal of a chimney.

RELEVANT PLANNING HISTORY

DM/26/1783- Erection of a single storey rear extension extending beyond the rear wall of the original house by 5.40m, to a maximum height of 3.90m and the height of the eaves to 2.80m. Prior Approval Not Required.

SITE AND SURROUNDINGS

The application site comprises a single-storey bungalow finished in painted brick, with white uPVC windows and a pantile roof. The property benefits from a detached garage on the eastern boundary of the site.

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

APPLICATION DETAILS

The proposal seeks to demolish the existing detached garage and to construct a single-storey rear extension.

The proposed extension would measure approximately 7.6 metres in width and 5.4 metres in depth. This would incorporate a gabled roof with a height to the ridge of approximately 3.6 metres and an eaves height of 2.6 metres. A window and bifold doors are proposed on the rear (southern) elevation and a further window on the side (eastern) elevation. Two Velux rooflights are also proposed on each roof pitch. This would be finished in roof tiles and facing brickwork to match the existing.

It is also proposed to remove a chimney.

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

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

The Hurstpierpoint and Sayers Common Neighbourhood Plan was made on 19 March 2015.

Relevant policies:

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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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

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:

- Design and Character
- Neighbouring Amenity
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. However, it is considered to have very limited weight because it is materially inconsistent with the NPPF. Greater weight should be given to policy DP3 of the NPPF.

Principle DG49 of the Mid Sussex Design Guide states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

Principle DG51 of the Mid Sussex Design Guide relates to rear extensions and advises that they may be more modern or innovative in design, particularly when they are hidden from public view, but they should still relate well to the existing house, respect neighbouring properties, and avoid appearing disconnected from the original building.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This states, in part, that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The extension would be located to the rear of the dwelling, where it would have limited visibility from the public realm. Whilst the extension would extend across much of the width of the rear elevation and project approximately 5.4 metres beyond the original rear wall, it would remain single-storey in scale and would continue to appear as a subordinate addition to the host dwelling. The original dwelling would remain readily perceptible as the dominant element of the site. The gabled roof form would complement the existing dwelling and, through its matching materials, scale and proportions, the proposal would appear well integrated with the host dwelling. The demolition of the existing detached garage and the removal of the chimney would not adversely affect the character or appearance of the site or surrounding area. The proposal would therefore comply with the design objectives of Principles DG49 and DG51.

On this basis, the proposal is considered to respect the character and appearance of the existing dwelling and surrounding area. It is therefore considered to accord with the relevant provisions of Policy DP26 of the District Plan, Principles DG49 and DG51 of the Mid Sussex Design Guide SPD, and Policy DP3 of the NPPF.

Neighbouring Amenity

Policy DP26, in part, seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight due to the publication of the NPPF and greater weight should be given to policy P3 of the NPPF.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy states that proposals should *'not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.'*

To the west of the application site lies 15 St George's Place. Given the single-storey nature of the proposal and its gabled roof form, it is not considered that the development would cause unacceptable harm to the light or outlook of this neighbour. Given that no windows are proposed on the side (western)

elevation, it is not considered that the proposal would cause unacceptable harm to the privacy of the occupiers of this neighbouring property.

To the east of the application site lies 13 St George's Place. Given the single-storey nature of the proposal and its gabled roof form, and the separation distance of approximately 5.6 metres, it is not considered that the development would cause unacceptable harm to the light or outlook of this neighbour. A window is proposed on the side (eastern) elevation. Given the existing boundary treatments and single-storey nature of the development, it is not considered that the proposal would cause unacceptable harm to the privacy of the occupiers of this neighbouring property.

Given the domestic nature of the proposed development, it is not considered that it would result in unacceptable noise, air or light pollution.

It is therefore considered that the proposal would not cause unacceptable 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 and Policy P3 of the NPPF.

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

By reason of its scale, siting, design and materials, the proposed extension would appear as a subordinate addition to the host dwelling and would preserve the character and appearance of the dwelling and surrounding area. Furthermore, the proposal would not result in unacceptable harm to the amenities of neighbouring occupiers. The proposal is therefore considered to accord with the relevant provisions of Policy DP26 of the Mid Sussex District Plan, Principles DG49 and DG51 of the Mid Sussex Design Guide SPD and Policies DP3 and P3 of the NPPF. Planning permission is therefore recommended.

Decision: Permission

Case Officer: Catherine Cardin