

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1360	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed rear utility room extension and changes to fenestration		
Site:	39 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9TT, , ,		
Validation Date	1 Jun 2026	Overall Expiry Date:	3 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Aug 2026
Target Date:	27 Jul 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>Stephen Ashdown</i>	Date:	7 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1360

**39 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9TT, ,
Proposed rear utility room extension and changes to fenestration
Mrs Lindsay Smith**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

'The application site is a terraced building, which appears to date originally from the mid-late 19th century or earlier, but has been heavily altered and extended. It is located to the northern side of Hurstpierpoint High Street, within the Conservation Area, and opposite Holy Trinity Church, which is II listed. The building appears previously to have been a shop, with accommodation over, and workshops or stores to the rear. Planning permission was granted in 2001 for the change of use of the building to a dwelling house, with associated alterations. A substantial two storey extension with an L shaped footprint has been added to the building, possibly at this time. Although the street facing façade is quite characterful, due to the extent of the alterations which have taken place the rear of building unfortunately retains little in the way of period character and is dominated by the overbearing modern extension.*

The current proposal relates to the rear of the building and is for construction of a modest single storey lean-to addition tucked into the angle of the existing two storey extension, so that it would be hidden from view from the rear garden of the property. It is also proposed to infill beneath the overhanging first floor of the addition where it attaches to the rear of the original building- again this would be hidden from view from the rear garden by the wider bulk of the main part of the existing extension.

In other circumstances, the addition of further bulk to an already oversized rear extension would be likely to be regarded as contentious. However, in this instance as the additions are very modest, and hidden in the great majority of views of the building from outside the site, in my opinion an objection in principle would be difficult to sustain on grounds of impact on the character and appearance of the Conservation Area.

Alterations are also proposed to window openings to the rear elevation of the existing extension, with replacement windows of a different design. Whilst I have no objection in principle to the changes to the window openings, the proposed new window design is in my opinion unsympathetic to the context. Although the existing windows are modern white uPVC, their mock-Georgian casement design does at least make some reference to the period character of the original building. The proposed large pane uPVC windows fail to do so in terms of both material and design, and would also result in an inconsistent appearance between the rear and side elevations of the extension, where it is proposed to retain the existing windows. This aspect of the proposal therefore in my opinion detracts from the character and appearance of the Conservation Area, and requires reconsideration.

The same considerations apply to the new window and door shown to the infill extension.

As it stands therefore, I consider that the proposal fails to preserve the character and appearance of the Hurstpierpoint Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF it results in less than substantial harm, at the lower end of that scale.

PARISH COUNCIL OBSERVATIONS

The Committee recommends that MSDC grant permission.

INTRODUCTION

The application seeks planning permission for a proposed rear utility room extension and changes to fenestration.

RELEVANT PLANNING HISTORY

00/01287/FUL- Conversion of disused retail, associated stores and dwelling into 2 no dwellings including alterations and extension. Withdrawn.

00/01289/CON- Conversion of disused retail, associated stores and dwelling into 2 no dwellings, including alterations and extension. Withdrawn.

00/02069/COU- Change of use from shop with accommodation to one single dwelling. Internal alterations. Forming of pitched roof to rear second floor flat roof. Building of fireplace and chimney. Crossover access from High Street. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey terraced dwelling. The property is characterised by red brick, cream render, white uPVC fenestration and a plain tile roof. The property benefits from a rear garden. The site slopes gently to the north.

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

APPLICATION DETAILS

The proposed single-storey side extension would be located within the existing courtyard and would measure approximately 1.6 metres in width and 1 metre in depth. This would incorporate a pitched roof with a maximum height of approximately 3 metres and an eaves height of approximately 2.5 metres. A window is proposed on the southern elevation serving the courtyard. This would be finished in facing brickwork and roof tiles to match the existing dwelling. It is proposed to use this as a utility.

It is also proposed to construct a new cavity wall on the western elevation within the courtyard in order to enclose the existing open recess under the first floor. This would incorporate a window and a door. The proposal also seeks to install four windows and a door, and to install steps on the rear (northern) elevation.

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

DP35 - Conservation Areas

Site Allocations DPD

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

Relevant policies:

No relevant policies

Neighbourhood Plan

Hurstpierpoint And Sayers Common Neighbourhood Plan was made in 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 (Regulation 19) is currently at Examination and hearings were concluded on 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

DPB3 - Conservation Areas

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)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Impact on character and appearance of the area and heritage assets
- Neighbouring amenities
- Biodiversity Net Gain

Impact on character and appearance of the area and heritage assets

The site is located within the Hurstpierpoint Conservation Area, as designated in 1972. A Conservation Area is defined as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In the exercise, with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Policy DP35 of the District Plan in part states that:

'Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets and require any harm to be clearly justified and weighed against public benefits.

The Conservation Officer was consulted on the application and advises that the application property is a historic building within the Hurstpierpoint Conservation Area, although it has been substantially altered and extended over time, with the rear elevation retaining little original historic character. The proposed single-storey rear additions are modest in scale and largely concealed from public views and therefore would not result in a harmful impact on the character and appearance of the Conservation Area in principle.

However, concern is raised regarding the proposed replacement uPVC windows and doors. The Conservation Officer considers that the large-pane contemporary design fails to reflect the historic character of the building, is unsympathetic to the Conservation Area context, and would create an inconsistent appearance when compared to retained windows elsewhere on the extension. As proposed, the replacement windows and doors are considered to result in less than substantial harm, at the lower end of the scale, to the character and appearance of the Conservation Area and would therefore conflict with District Plan Policy DP35 and the heritage objectives of the NPPF.

Whilst the Conservation Officer has raised concerns regarding the proposed replacement uPVC windows and doors, it is noted that these alterations would be located principally to the rear of the property, where the building has already been substantially altered and extended and where little original historic fabric remains. Furthermore, views of the proposed windows and doors from the public realm would be limited. Whilst the proposed design does not replicate the detailing of traditional historic joinery, it is considered that, having regard to the location of the alterations and the varied appearance of surrounding development, the proposal would not result in a harmful impact on the character and appearance of the Conservation Area.

Taking these factors into account, it is considered that the proposed replacement windows and doors would not appear incongruous within the context of the surrounding development and would not materially affect the contribution that the property makes to the Hurstpierpoint Conservation Area. The proposed rear extensions are modest in scale and largely screened from public views. Consequently, the proposal would preserve the character and appearance of the Hurstpierpoint Conservation Area and accords with Policies DP26 and DP35 of the District Plan and the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 west of the application site lies 37 High Street. Given the single-storey and modest nature of the proposal, it is not considered that the development would result in significant harm to the light or outlook of this neighbouring property.

To the east of the application site lies Nos. 41 High Street and 1-11 Cuckfield Road. Given the single-storey nature of the proposal and its location within the existing courtyard, it is not considered that the development would result in significant harm to the light or outlook of these neighbouring properties.

To the north of the application site lies 13 Cuckfield Road. Given the modest scale of the proposal and the separation distance to this neighbouring property, it is not considered that the development would result in significant harm to light or outlook.

Whilst wider openings are proposed to the rear elevation, these would largely reflect the existing relationship between neighbouring properties. Having regard to the established pattern of overlooking and the separation distances involved, it is not considered that the proposal would result in significant harm to neighbouring privacy.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air or light pollution.

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.

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 considered acceptable in terms of its design, scale and relationship with the existing dwelling and surrounding area. It would preserve the character and appearance of the Hurstpierpoint Conservation Area, in accordance with the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal would not result in unacceptable harm to the amenities of neighbouring occupiers in terms of outlook, light or privacy, nor would it give rise to noise, air or light pollution.

Accordingly, the development accords with policies DP26 and DP35 of the Mid Sussex District Plan and planning permission is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin