

TOWN & COUNTRY PLANNING ACT 1990

50, HURST ROAD, HASSOCKS, BN6 9NL

REAR EXTENSIONS INCLUDING NEW BASEMENT LEVEL, HIP TO GABLE LOFT CONVERSION WITH REAR DORMER, ALTERATIONS TO FRONT ELEVATION, AND SINGLE STOREY SIDE EXTENSION. NEW SOLID TIMBER FRONT ENTRANCE GATES.



PLANNING, DESIGN AND ACCESS STATEMENT v.1

14 October 2024

5 Hurst Road, Hassocks, BN6 9NL

Rear extensions, loft conversion, alterations to front elevation and side extension



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1. APPLICATION SITE

- 1.1 50 Hurst Road is a two-storey, detached dwelling house on the north side of Hurst Road between Hassocks and Hurstpierpoint. The house sits in a large, 0.37ha garden that extends northwards and backs onto open fields. The plot measures approximately 30 metres wide by 135 metres deep.
- 1.2 The house sits at the north end of the plot behind a front garden and driveway. The house has cream painted walls with half timbered detailing on a prominent front gable. . It has a hipped, plain clay tile roof with two small hipped dormers on the principal elevation that flank the a half timbered front gable. The dwelling has a distinctive Arts and Craft style. See Figure 1.
- 1.3 To the rear, the dwelling is two storeys with a small conservatory – Figure 2. Steps lead down to the garden as the plot falls from south to north. The formal garden extends down to the end of the plot.
- 1.4 There is a detached garage on the west side of the house.
- 1.5 The property sits within a row of similar, detached dwellings on large plots. To the rear of 52 Hurst Road, to the west, is a dwelling, Crossways, accessed off Belmont Road. Both no. 52 and Crossways abut the application site on the west side. No. 52 is situated at a higher level to the application site. No. 52 has been extended in the past, with a two-storey side extension (08/03862/FUL) and single storey glazed extension to the rear (DM/16/1286).
- 1.6 To the east is 46 Hurst Road, (there is no number 48), a two-storey dwelling which is a 'handed' version of no. 50. Permission was granted in 2016 to extend the front projecting gable of no. 48 forwards by 3 metres (DM/16/0945). No. 48 has also been extended to the rear, with a two-storey extension and replacement conservatory granted in 2012 (11/03940/FUL).



Figure 1: 50 Hurst Road, front elevation



Figure 2: Rear elevation



Figure 3: Rear elevation, long view



Figure 4: Looking west front back garden towards 52 Hurst Road



Figure 5: Looking east from back garden towards 46 Hurst Road and properties beyond



Figure 6: Looking back up towards the house, with both adjacent dwellings visible



Figure 7: 46 Hurst Road from the rear patio



Figure 8: Looking down the garden from the patio

2. PLANNING HISTORY

- 2.1 There is no recorded planning history for the house, however the lower half of the rear garden has been the subject of the following:
- 2.2 AP/89/0124 – Outline application erection of a single dwelling. Refused, appeal dismissed 23rd October 1990
- 2.3 03/02852/FUL – Change of use from agricultural to garden. Approved, 7th January 2004.

3. PROPOSED DEVELOPMENT

- 3.1 The application proposes to alter and extend the property to create a six-bedroom dwelling, with gym and bedroom at basement level; kitchen, games room, dining room, utility room and two offices at ground floor level; five bedrooms (two with en-suites) and dressing room at first floor level, and a loft room at second floor level. This will be achieved by:
- 3.2 On the rear elevation, create two three-storey projecting wings including excavation of a new basement level. Each wing would be gable ended, and measure 8 metres deep by 4.46 metres wide.
- 3.3 On the east, side elevation, a single storey lean-to extension, 13.5 metres deep and 2.6 metres wide.
- 3.4 On the south, front elevation, the integral garage will be converted to a utility room and the hipped roof over the garage converted to two-storey gable projection, to accommodate a single bedroom above at first floor level. The half timbered detailing on the existing front gable will be removed and the front elevation plain rendered and painted grey. All window frames will be colour coated in Anthracite grey.
- 3.5 A hip to gable roof extension on both sides of the roof, with new rear dormer.
- 3.6 All new walls will be grey painted render, and new windows, external doors and rainwater goods throughout in Anthracite grey.
- 3.7 At the front of the property new 2 metre high, solid timber entrance gates will be erected onto the driveway, and the front garden reconfigured with gravel to form a turning circle.



Figure 5: Proposed Front Elevation (KD.1615_A.201 by Kroma Design)



Figure 6: Proposed Rear Elevation



Figure 7: Proposed East Elevation



Figure 8: Proposed West Elevation

4. PLANNING POLICY CONTEXT

4.1 The local development plan for the area comprises the Mid Sussex District Plan 2014 – 2031 and Hassocks Neighbourhood Plan 2014 – 2031 (July 2020). The Mid Sussex Design Guide provides guidance on design principles for residential extensions, and is a material consideration in the determination of the application.

4.2 The site is in the countryside outside of any designated settlement boundary.

4.3 Relevant policies:

District Plan (DP):

DP12: Protection and Enhancement of Countryside

DP26: Character and Design

DP28: Accessibility

DP38: Biodiversity

DP39: Sustainable Design and Construction

DP41: Flood Risk and Drainage

Neighbourhood Plan (NP):

Policy 1: Local Gaps

Policy 9: Character and Design

National Planning Policy Framework:

Chapter 12, Achieving well-designed and beautiful places.

5. CONSIDERATION OF PLANNING POLICIES

- 5.1 The application site is in the countryside where development is restricted except where necessary for the purposes of agriculture or supported by specific policies in the District Plan (policy DP12).
- 5.2 Policy DP26 allows for alterations and extensions to residential dwellings, including those located in the countryside, so providing the exception required by policy DP12. The policy requires that extensions are well designed and “reflect the distinctive character of the towns and villages while being sensitive to the countryside”. Development must be high quality design that creates a sense of place and takes account of the character and scale of surrounding buildings. It should protect trees and gardens that contribute to the character of the area, not cause significant harm to the amenities of existing nearby residents, including privacy, outlook, daylight and sunlight, and noise.
- 5.3 The Mid-Sussex Design Guide provides design principles for the successful extension of residential dwellings. It advises that extensions “should respond to the design of the original dwelling” They 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”. They should “typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling”. (MSDG, Principle DG49).
- 5.4 Extensions should not result in significant loss of private amenity space serving the dwelling.
- 5.5 The Guide notes that there are two general approaches to extending a property, either designing in the style of the existing building, or,
- “Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings. Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area. ” (MSDG, DG49)
- 5.6 This contemporary approach has been employed, re-modelling the dwelling whilst retaining and adapting original architectural forms, such as the gable projection on the principal facade.

On the front elevation, the deep roof slope with the eaves resting on the top of the ground floor windows is retained, as is the central two-storey projecting gable, which is the dominant feature of the principal elevation. A second gable, of the same proportions to the existing, albeit slightly smaller to maintain a visually subordinate relationship, would be added to the front facade. The right hand side dormer window would be retained. The height of the roof would also be unchanged.

- 5.7 The comprehensive re-modelling will result in a dwelling with an uncomplicated form, in accordance with the guidance in the MSDG.
- 5.8 Although the dwelling is being given a comprehensive refurbishment with a contemporary aesthetic, specific architectural features and forms are being retained, particularly on the front elevation. The existing dwelling bears resemblance to its neighbour, no. 46 which was likely built at the same time as a pair, as it is a 'handed' version of no. 50. It is important, therefore, to retain a expressions of the original dwelling in the proposed redevelopment.
- 5.9 That said, there is no one defining style found in the houses along this stretch of Hurst Road. Buildings with a variety of ages and forms are evident, from older Edwardian houses to the east, and the presence of thatch, clay tile and slate as roofing materials as one travels west along the road. It is the lack of uniformity, and the variety of ages, forms and building materials that gives Hurst Road its visual interest.
- 5.10 When viewed and considered within this context, the use of contemporary palette of materials is not out of keeping with the character of the street scene and wider area. Giving the property a contemporary appearance suggests another phase is what is the slowly evolving domestic architectural styles along Hurst Road.
- 5.11 The alterations to the front elevation of no. 50 would result in a unified form with strong design elements. The original form would still be apparent, and existing pattern of window openings retained.
- 5.12 Principle DG50 of the MSDG advises that front extensions are resisted only where they have an adverse impact on the street scene or the appearance of the dwelling. In this case, the creation of a second, smaller gable projection is considered appropriate, replicating as it does the existing central gable. The gable projection will not extend any further forward than the existing hipped roof over the garage

- 5.13 Overall, the alterations to the front elevation are considered in keeping with the form and scale of the existing house.
- 5.14 Turning to the rear, the application proposes sizeable rear extensions, however due to the generous size of the garden, and the dwelling being set well away from both shared boundaries, the property lends itself to significant extension without harming the amenity enjoyed by the adjoining occupants, or the character of the area.
- 5.15 It is noted that both adjoining properties, 46 and 52, have been extended to the rear, and are much larger properties as a result. No. 52 is in the region of 18 metres deep. The house at no. 50, as extended, would be 14.5 metres deep from front to back. The 2011 rear two-storey extension at no. 46 has also extended this house further back into the garden, as shown in the photographs in Figures 5, 6 and 7 above.
- 5.16 Even with the side extension, a 5 metre wide gap would be retained between the east, side elevation of the dwelling and the boundary with no. 46. On the west side, the existing 8 metre gap between the house and the shared boundary with no. 52 would be unchanged.
- 5.17 The volume of the rear extension will be contained behind the existing building. This ensures that impact on neighbouring amenity is minimised. No. 52 is set further back into its plot, and also at a significantly higher level to no. 50 (see Figure 4 above).
- 5.18 The MSDG states,
- “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.” (Principle DG51)
- 5.19 The rear extension would be mainly hidden from view from the street due to it being positioned squarely behind the existing house, the fall in levels between the street and the rear of the house, and thirdly due to intervening boundary hedging and trees. The MSDG notes that a contemporary approach is acceptable for rear extensions, which would be the case here.
- 5.20 The form of the two storey projection for the rear extension replicates the successful extension at no. 46, which has a similar rear extension. Oblique views can be glimpsed

between 46 and 50 as one travels along Hurst Road, but the extension is not dominant in the street scene, nor does it deleteriously impact on neighbouring amenity.

- 5.21 Likewise, the two projecting wings proposed for no. 50 can be comfortably contained within the plot, and will extend the property whilst maintaining the rhythm, spacing and character of the street scene.
- 5.22 The inclusion of a basement is not unknown for these houses, and the change in levels south to north makes the addition of a basement a sensible way to increase the amount of accommodation without impacting amenity.
- 5.23 The property benefits from a very large garden, so the rear extensions will not compromise the amount of open amenity space available for occupants. Indeed, the proposals enlarge the dwelling so that the amount of accommodation is more suited to the size of the property overall.
- 5.24 To summarise, the District Plan does not set a limit in terms of volume or floor area for extending dwellings in the countryside. Instead, the Plan takes a criteria-led approach with DP26. DP26 sets the design criteria for all development. It must be of high quality design, and contribute positively to the locality. It should create a sense of place while addressing the character and scale of surrounding buildings and landscape. It should protect open spaces, trees and gardens; and it must not cause significant harm to the amenities of existing nearby residents.
- 5.25 The proposed extensions and alterations at 50 Hurst Road achieve all of these objectives. The exterior of the house will be refurbished to give it a contemporary feel, and the comprehensive approach to the redesign will result in a dwelling with an eye-catching, cohesive and consistent design style throughout. The strong architectural forms present in the existing building, notably the gable motif and deep front eaves coming down to ground floor window lintel level, will be retained and accentuated.
- 5.26 The scale of the dwelling when viewed from Hurst Road will remain the same; the enlarged part of the dwelling is carefully tucked away to the rear, so that the existing scale and proportion of the house, when viewed from the road, is maintained.
- 5.27 The dwelling will contribute positively to the locality, adding to the variety of architectural styles and forms evident along Hurst Road.

- 5.28 The site is not in a Conservation Area, nor in the South Park National Park or any other area with special protection. It is not within the setting of any listed buildings. The accommodation has not been extended previously (save for the small conservatory). Many of the older, early C20 houses along the road have been extended in recent years, including the two adjoining. This reflects the need to bring older houses up to a standard that meets modern expectations, with more living space for a large family. The current proposals would do this, in a manner that add interests to the street scene and without significant harm to the amenity of occupants of nearby residential properties.
- 5.29 In light of the above, it is respectfully requested that planning permission is approved.