

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2017	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed addition of a bespoke timber orangery to rear elevation		
Site:	Bridgers Farmhouse, Langton Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9HA, ,		
Validation Date	11 Aug 2025	Overall Expiry Date:	9 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Oct 2025
Target Date:	6 Oct 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	15 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2017

**Bridgers Farmhouse, Langton Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9HA,
Proposed addition of a bespoke timber orangery to rear elevation
Mr T Mercer**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: Bridgers Farmhouse is a Grade II listed mid-19th century former farmhouse located in a rural position to the north-west of Hurstpierpoint. Planning permission and listed building consent were granted in 2021 for various works to the house and within its setting including a new access from Langton Lane, a new detached garage building, a new rear orangery extension to the house, and internal alterations. These permissions in themselves were effectively renewals of a similar scheme given permission in 2017. The current proposal relates only to a rear orangery extension in the same position as that approved, but with amendments to the footprint, form and detailed design.

The proposed amendments to the design of the orangery are not considered contentious, in the context of the existing approvals, and the proposal is considered to preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF. I would recommend a planning condition to require that the new brickwork matches the existing adjacent original work in colour, texture and bonding pattern, and style of pointing.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint & Sayers Common Parish Council: The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks planning permission for a timber orangery addition on a detached house, at 'Bridgers Farmhouse on Langton Lane in Hurstpierpoint.

RELEVANT PLANNING HISTORY

DM/25/2018. Listed Building Consent: Proposed addition of a bespoke timber orangery to rear elevation. Yet to be determined.

DM/21/0219. Listed Building Consent: Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations to include removal of secondary rear staircase. Approved March 2021.

DM/21/0218. Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations to include removal of secondary rear staircase. Approved March 2021.

DM/17/3736. Listed Building Consent: Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations.(Amended plans 20.02.2018). Approved March 2022.

DM/17/3734. Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations.(Amended plans 20.02.2018). Approved March 2022.

07/00526/FUL. Erection of single storey double glazed timber conservatory. Removal of window to form new doorway into conservatory. Base wall to incorporate field flints and quoins. Approved May 2007.

07/00525/LBC. Erection of single storey timber and double glazed conservatory. Removal of window to form new doorway into conservatory. New base wall to incorporate field flint insets and quoins. Approved May 2007.

HP/109/89. Listed Building Consent: First floor extension. Approved October 1989.

HP/108/89. First floor extension. Approved October 1989.

SITE AND SURROUNDINGS

Bridgers Farmhouse is a detached dwelling located on the eastern side of Langton Lane to the north west of Hurstpierpoint, and east of the A23 and Sayers Common.

The house has been previously extended and benefits from a large garden plot. The house is Grade II listed and benefits from a private access and associated outbuildings.

The house and garden are located in the countryside outside the built up area of Hurstpierpoint at the northern end of a small group of residential properties and Bridgers Farm and Business Barns.

The site and the immediate area lie within an Amber Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

This application seeks planning permission to extend the property by the addition of a rear orangery addition.

The extension is to be built on the rear elevation of the house and will measure 2.8m deep by 5.2m wide (approx.), with the parapet roofline at a height of 3m and a central glazed lantern light with a maximum ridge height of 3.7m, which will extend to the height of the window cill of the existing first floor window in the rear gable of the house above the proposed addition.

The proposed orangery style extension will have a plinth wall constructed in brick to match the house, and the orangery main frames, doors and windows are to be painted timber with double glazed units. The applicant has confirmed that the brickwork elements are to be in a matching brick to that used in the construction of the original house.

The submitted plans show that the rear elevation will accommodate a pair of French doors with full height side panels to allow garden access from the addition. Internally an entrance will be created from the kitchen into the addition through a new 1.5m wide opening in the rear wall of the house.

The proposed orangery addition will reflect the appearance of an existing conservatory addition on the rear corner of the house, and is of a similar, but amended, design to that approved under earlier planning and Listed Building applications in 2017, under DM/17/3734 and DM/17/3736, listed above).

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, the Hurstpierpoint & Sayers Common Neighbourhood Plan and Site Allocations DPD.

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
DP34 Listed Buildings and other heritage assets
DP38 Biodiversity

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Hurstpierpoint & Sayers Common Neighbourhood Plan, made March 2015.

No relevant policies.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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 some of the 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:

DPS2 Sustainable Design and Construction
DPN1 Biodiversity, Biodiversity and Nature Recovery
DPB1 Character and Design
DPB2 Listed Buildings and other heritage assets
DPS6 Health and Wellbeing

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:

- Design
- Impact upon the Listed Building
- Impact on residential amenities
- Biodiversity
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 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;*
- * protects valued townscapes and the separate identity and character of towns and villages;*
- * 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);*
- * creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- * incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- * positively addresses sustainability considerations in the layout and the building design;*
- * take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- * optimises the potential of the site to accommodate development.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.'

Extensions should typically use simple, uncomplicated building forms to complement 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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

*-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
-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. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Principle DG51 of the MSDC Design Guide specifically relates to rear extensions and states that: *'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.'*

Design Guide Principle DG51 refers to Rear extensions and 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'.

The proposed orangery is a subordinate rear addition to the extended house that is of a design that complements the original dwelling and the existing conservatory addition. The rear addition is located at the back of the property and will not harmfully affect the overall character and appearance of the Listed building or impact upon public views from Langton Lane.

Overall the design of the proposed addition is considered acceptable. It will provide a small additional area of ground floor space off the kitchen and will improve access from the house into the rear garden space.

Consequently the appearance of the proposed works are considered to accord with Policy DP26 and with the relevant Design Guide principles and NPPF guidance.

Impact upon the Listed Building

Bridgers Farmhouse is Grade II Listed. The associated outbuildings to the south are not Listed. Neighbouring properties at Bridges Cottage (at a distance to the south) and Goldbridge House (also at a distance to the north) are also Grade II Listed, but the immediate houses to the south are non Listed.

The Council, as the Local Planning Authority, has a statutory duty to have special regard to the desirability of preserving heritage assets. Listed Buildings and their settings are afforded special protection under the planning regime by virtue of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCAA); paragraphs 200-214 of the NPPF and Policy DP34 of the District Plan.

District Plan Policy DP34 is relevant in the determination of this application. It states:

'DP34: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

Detailed comments have been provided by the Conservation Officer on the proposed works. The comments are reported above and her views are accepted.

With the agreed recommended planning condition to ensure that the new brickwork will match the existing adjacent original work in colour, texture and bonding pattern, and style of pointing it is considered that the proposal will preserve the special interest of the listed building. The proposal will meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Impact on residential amenities

District Plan Policy DP26 requires 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.*'

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties to the site are Lukes North and Lukes South. These properties are located to the south of the outbuildings at Bridgers Farmhouse, which will act as a visual screen to the proposed extension.

The proposed rear addition will not impinge harmfully upon the outlook or the amenity for the neighbouring occupiers and no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal accords with the requirements of Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Biodiversity

The site falls within an Amber Impact Risk Zone for Great Crested Newts. The relevant District Plan Policy with regards to biodiversity and its protection is DP38. This states:

'Biodiversity will be protected and enhanced by ensuring development:

- o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- o Promotes the restoration, management and expansion of priority habitats in the District; and*
- o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

It is considered that there would be no likely impact on Great Crested Newts or their habitats as a result of the proposed development. The proposal will therefore accord with the aims of District Plan Policy DP38.

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 extension will enlarge the property at ground floor levels, but represents a subordinate addition at the rear of the property. It is considered that the form, scale and position of the amended addition will not adversely affect the character and appearance of the property within its wider rural setting.

The proposal will preserve the special interest of the listed building at Bridgers Farmhouse. The proposal is therefore found to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

It is considered that the proposed orangery addition will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

There would be no likely impact on Great Crested Newts or their habitats as a result of the proposed development. The proposal will therefore accord with the aims of District Plan Policy DP38.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey