

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2180	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Rear extension, flue and change of fenestration		
Site:	4 Mildred Durrant Way, Hurstpierpoint, Hassocks, West Sussex, BN6 9FU, , ,		
Validation Date	1 Sep 2025	Overall Expiry Date:	22 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 Oct 2025
Target Date:	27 Oct 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	23 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2180

**4 Mildred Durrant Way, Hurstpierpoint, Hassocks, West Sussex, BN6 9FU, ,
Rear extension, flue and change of fenestration
Mr And Mrs Smith**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None

TOWN/PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council recommend approval.

INTRODUCTION

The application seeks planning permission for a proposed rear extension.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property is a detached L-shaped two storey dwelling located on a corner plot on Mildred Durrant Way, within the built-up area boundary of Hurstpierpoint. The dwelling has a pitched roof with flat roof dormers. The external walls are cream coloured render with red brick detailing. The elevations are inset with white uPVC windows and doors under a tiled roof. The dwelling features an attached single-storey garage and driveway on the northern boundary.

The locality is characterised by variety of modern detached two storey and semi detached properties featuring exterior finishes of brick, flint and render.

The site is within a WSCC Archaeological Notification Area.

APPLICATION DETAILS

The proposal is for a rear extension to the property. The ground floor layout is L-shaped, and the attached garage projects beyond part of the rear elevation but does not extend as far as the deepest part of the existing dwelling.

The proposed extension will span across the shallower rear elevation of the dwelling, aligning the rear walls of both the garage and the main dwelling to create a consistent rear façade. However, the L-shaped layout of the property will remain, as the extension does not project as far back as the deepest part of the existing dwelling.

The extension will measure approximately 2 metres in depth, 5.2m in width and 3.2m in height. It will have a pitched roof with velux rooflights. A set of doors will lead from the extension to the back garden. Materials proposed will match those of the existing dwelling.

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 the 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
DP34 - Listed Building and Other Heritage Assets

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 Parish Plan

The Hurstpierpoint and Sayers Common Parish plan was made in 2015.
There are 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 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:
DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
DPB1 - Character and Design
DPB2 - Listed Buildings and Other Heritage Assets

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
- Impact on neighbouring properties
- Biodiversity Net Gain
- Other Matters

Design and Character

Policy DP26 of the Mid Sussex District Plan 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 DP27);*
- 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."*

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.'

In terms of rear extensions, principle DG51 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 proposal follows the principles of the design guide and is proposed to be constructed in materials that will match the existing property. The extension will not be visible from the public domain therefore there will be no impact to the street scene.

Therefore, in terms of design and character, the proposal is deemed to comply with DG49 and DG51 of the Mid Sussex Design Guide, and DP26 of the Mid Sussex District Plan.

Impact on neighbouring properties

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);'

The extension is proposed to the rear of the property and is single storey. There will be no impacts in terms of privacy and light to nearby residents. Therefore it is considered that the proposal would not cause significant harm to the amenities of nearby residents in terms of overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution or a loss of outlook.

In terms of neighbouring amenities, the proposal is therefore 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.

Other Matters

Mid Sussex District Plan Policy DP34 relates to listed buildings and other heritage assets including archaeological. The application property is located within an Archaeological Notification Area for a Multi-Period Settlement and Agricultural Site that runs through the area. It is considered that due to the scale of the proposal it is unlikely to have an adverse impact on the heritage asset, however a condition will be included to ensure that should any archaeological items be unearthed during the proposed works the appropriate action is undertaken.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with DP26 and DP34 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford