

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1025	Case Officer:	Tracie Axford
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Extension of existing detached garage by approximately 1m in width and 1m in depth, with renovation and conversion to form part storage and part home office/garden room.		
Site:	150 Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TB, , ,		
Validation Date	23 Apr 2026	Overall Expiry Date:	5 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jun 2026
Target Date:	18 Jun 2026	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>Steven King</i>	Date:	16 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1025

**150 Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TB, ,
Extension of existing detached garage by approximately 1m in width and 1m in depth, with
renovation and conversion to form part storage and part home office/garden room.
Mr Benjamin Wong**

REPRESENTATIONS

None Received

SUMMARY OF CONSULTEES

None

HURSTPIERPOINT AND SAYERS COMMON PARISH COUNCIL

No Comment

INTRODUCTION

This application is seeking a Lawful Development Certificate for the extension of the existing single storey detached garage.

SITE AND SURROUNDINGS

The application property is a semi-detached two-storey dwelling with a separate single storey garage, located on the corner of Western Road and Sunleigh Court, Hurstpierpoint within the Hurstpierpoint Conservation Area. The single storey garage is located at the end of the rear garden and is accessed from Sunleigh Court.

The locality is characterised by a variety of detached and semi-detached, dwellings of varying scale and form.

APPLICATION DETAILS

The detached garage is to be converted to form a larger and more usable space as a part storage/part garden room. The garage door on the south elevation will be replaced by a smaller door. The dimensions of the garage will be extended by approximately 1m in width and 1m in depth resulting in a garage of 4.2 metres in depth by 6.7 metres in width. On the east elevation of the garage facing the rear garden, the existing door and window will be replaced by two doors, one to the storage area and one to the garden room area. The existing pitched roof will be replaced by a flat roof and will contain two skylights.

The existing garage is situated within the curtilage of the dwellinghouse and is proposed to be converted for use by the occupants.

LEGAL FRAMEWORK

This application is to establish whether the proposed development would benefit from permitted development rights and will be a legal decision; planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Part 1, Class E, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Permitted Development

Class E - buildings etc incidental to the enjoyment of a dwellinghouse

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development not permitted

E.1 Development is not permitted by Class E if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- (d) the building would have more than a single storey;
- (e) the height of the building, enclosure or container would exceed—
 - (i) 4 metres in the case of a building with a dual-pitched roof,
 - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case;
- (f) the height of the eaves of the building would exceed 2.5 metres;
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (h) it would include the construction or provision of a verandah, balcony or raised platform;
- (i) it relates to a dwelling or a microwave antenna;
- (j) the capacity of the container would exceed 3,500 litres; or
- (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

- (a) an area of outstanding natural beauty;
 - (b) the Broads;
 - (c) a National Park; or
 - (d) a World Heritage Site,
- development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Interpretation of Class E

E.4. For the purposes of Class E, "purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

ASSESSMENT

The property's planning history has been checked and household permitted development rights are understood to be intact for the element proposed. The property is not subject to an Article 4 Direction, but is located on Article 2(3) land. It is confirmed that the garage is not situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse, therefore the permitted developments are intact. The use of the building will remain incidental to the main dwellinghouse. The plans show that the outbuilding will have an overall height of 2.5 metres.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class E of Part 1 Schedule 2 of the Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Tracie Axford