

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1956	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed loft conversion and rear dormer and front roof lights		
Site:	148 Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TB, , ,		
Validation Date	6 Aug 2026	Overall Expiry Date:	11 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Sep 2026
Target Date:	1 Oct 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:	29 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1956

**148 Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TB, ,
Proposed loft conversion and rear dormer and front roof lights
Mr And Mrs Bucknall**

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 loft conversion with rear dormer and front rooflights.

RELEVANT PLANNING HISTORY

DM/25/3223 - Proposed loft conversion, rear dormers and front roof lights. Refused February 2026

DM/25/1337 - Proposed loft conversion and rear dormers and front roof lights - Permitted September 2025

SITE AND SURROUNDINGS

The application property is a semi-detached dwelling on the western side of Western Road. The Western side of the road, which is within the Hurstpierpoint Conservation Area, is characterised by semi-detached and period dwellings of similar form and scale positioned close to the highway, with open front gardens and/or off-road parking. To the eastern side the dwellings have a similar relationship with the highway but consist of modern and 20th century properties of varying designs. To the front of the property is a driveway with space for 2 cars.

APPLICATION DETAILS

The current proposal is for a rear dormer addition to the roof of the main part of the dwelling to the rear elevation and two conservation style rooflights to the front 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 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

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.

There are no relevant policies.

Hurstpierpoint and Sayers Common Parish Plan

The Hurstpierpoint and Sayers Common Parish Neighbourhood plan was made in 2015.

Relevant Policy:

Policy HurstC4

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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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:

DPS1 - Climate Change

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) (August 2026)

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 the Conservation Area
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. However, it is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF. Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

Principle DG52 of the Mid Sussex Design Guide states that: '*A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out*

of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

The Mid-Sussex Design Guide SPD advises in Chapter 6:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line.'

The current proposal is for a rear dormer to the rear elevation and two conservation style rooflights to the front elevation. Whilst the proposed dormer does not fully accord with Principle DG52 and paragraph 6.3.6 of the Mid Sussex Design Guide SPD, it is materially smaller than the previously dismissed scheme and, on balance, is not considered to result in unacceptable harm to the character and appearance of the dwelling or surrounding area. The rear elevation is set in an open position with regard to the public domain, as it can be viewed from the adjacent road, Sunleigh Court, and beyond from the PROW, which leads off of Western Road. The proposed rear dormer would therefore be partially visible in the public domain, however it would be partially screened by the roof of the existing outrigger.

The application site has a recent planning history relating to loft conversion proposals, including a previous appeal dismissal concerning a substantially larger L-shaped dormer arrangement extending across both the principal rear roof slope and rear outrigger (DM/25/3223). In dismissing that appeal, the Inspector concluded that the scale and massing of the proposed dormers would result in the loss of a substantial proportion of the original roof form, causing harm to the character of the dwelling and the Hurstpierpoint Conservation Area. The current proposal differs materially from that dismissed scheme. The dormer serving the rear outrigger has been omitted and therefore the overall scale of the proposed rear dormer has been significantly reduced, resulting in a simpler and more contained addition that is confined to the principal rear roof slope. Whilst the proposed dormer would still occupy a notable proportion of the rear roof plane and does not fully accord with the guidance contained within Principle DG52 of the Mid Sussex Design Guide SPD, it is considerably smaller than the previously dismissed scheme and is comparable in scale to other examples that have been found acceptable within the area. Furthermore, the dormer would be located on the rear elevation and would have limited visibility from the public realm. Taking these factors into account, it is considered that the proposal would remain sufficiently subordinate to the host dwelling and would not appear as an unduly dominant or incongruous addition.

Two proposed conservation style rooflights are proposed to the front elevation which are acceptable in their own right. On balance, it is considered that the proposed dormer and front rooflights can be supported. The scheme is therefore considered to comply with Policy DP26 of the Mid Sussex District Plan, the relevant principles of the Mid Sussex Design Guide SPD and Policy DP3 of the NPPF.

Impact on the Conservation Area

The application site lies within the Hurstpierpoint Conservation Area. 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, as well as Policy Hurst C4 of the Neighbourhood Plan, relate to the impact of development on Conservation Areas. It is, however, considered that these policies should be

afforded limited weight following the publication of the new NPPF. National decision-making policy HE9 of the NPPF relates to Conservation Areas.

Policy HE9 of the NPPF states (in part):

- 1. Development proposals within or affecting the significance of conservation areas should:*
 - a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and*
 - b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.*

The proposed dormer would have limited visibility from the public realm due to its position on the rear roof slope. The reduced scale of the dormer, together with the specific context of the site, ensures that the original form and character of the dwelling would remain readily appreciable. Taking these factors into account, it is considered that the development would not result in harm to the character or appearance of the Hurstpierpoint Conservation Area. On balance, the proposal would have a neutral effect on the character and appearance of the Conservation Area and would therefore preserve its significance. Accordingly, the proposal is considered to accord with Policy DP35 of the Mid Sussex District Plan, Policy HurstC4 of the Hurstpierpoint and Sayers Common Neighbourhood Plan and policy HE9 of the NPPF.

Impact on neighbouring amenities

In assessing the potential impact of the proposed development on neighbouring amenity, consideration needs to be given to policy DP26 of the District Plan. However, policy DP26 is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should therefore be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have *'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'*.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals *'Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site'*.

The proposed dormer and rooflights, would not result in a harmful impact in terms of direct views into neighbouring properties' private amenity spaces, nor would it result in any loss of light to the neighbouring properties. 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.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan and the relevant policies of the NPPF.

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

In conclusion the proposal is considered acceptable in terms of design, would preserve the character and appearance of the Hurstpierpoint Conservation Area, and would not result in harm to neighbouring amenity. The application would therefore comply with policies DP26 and DP35 of the Mid Sussex District Plan, policy HurstC4 of the Hurstpierpoint and Sayers Common Neighbourhood Plan, the MSDC Design Guide and policies L2, P3, HE9 and DP3 of the National Planning Policy Framework and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford