

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                                                                                                    |                                        |                        |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------|
| <b>Ref. No:</b>                              | DM/25/0504                                                                                                                                                         | <b>Case Officer:</b>                   | Susan Dubberley        |
| <b>Application Type:</b>                     | Householder Application                                                                                                                                            |                                        |                        |
| <b>Proposal:</b>                             | Single storey side extension two storey front extension along with internal alterations. Replacement of existing Upvc windows and external Upvc doors to Aluminium |                                        |                        |
| <b>Site:</b>                                 | Rainbow Cottage, 1 Cottage Homes, Truslers Hill Lane, Albourne, Hassocks, West Sussex, BN6 9JL,                                                                    |                                        |                        |
| <b>Validation Date</b>                       | 3 Apr 2025                                                                                                                                                         | <b>Overall Expiry Date:</b>            | 25 Apr 2025            |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                                                                                                    | <b>Pre-Com Conditions Date Agreed:</b> |                        |
| <b>Recommendation:</b>                       | Permission                                                                                                                                                         | <b>Recommendation Date:</b>            | 10 Jul 2025            |
| <b>Target Date:</b>                          | 29 May 2025                                                                                                                                                        | <b>Recommending Officer Signature:</b> | <i>Susan Dubberley</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                    |              |             |
|------------------------------|--------------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | <i>Steven King</i> | <b>Date:</b> | 14 Jul 2025 |
| <b>Comments:</b>             |                    |              |             |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/25/0504**

**Rainbow Cottage, 1 Cottage Homes, Truslers Hill Lane, Albourne, Hassocks, West Sussex, BN6 9JL**

**Single storey side extension two storey front extension along with internal alterations.**

**Replacement of existing Upvc windows and external Upvc doors to Aluminium**

**Mrs Lucy Hanson**

### **LETTERS OF REPRESENTATION**

None received

### **SUMMARY OF CONSULTEES**

#### **Newt Officer**

Consider there would be no likely impact on great crested newts or their habitats. Therefore no comments to make at this time.

#### **Drainage Engineer**

No objection subject to condition.

#### **Parish Council**

Albourne Parish Council has no objections to this application. However, if the application is to be approved, we take the view that the opportunity to improve the flood risk, e.g. by using permeable hard surfacing, or preferably by attenuation drainage, as referred to in the Flood Risk report, should be taken. This should be achieved by attaching appropriate conditions to any consent.

### **INTRODUCTION**

Planning permission is sought for a single storey side extension and two storey front extension along with internal alterations. Replacement of existing Upvc windows and external Upvc doors to Aluminium

### **RELEVANT PLANNING HISTORY**

AE/005/98 - Demolition of existing ground floor bathroom. new extension to provide first floor bathroom, third bedroom and lounge/dining room. new access drive and garage. (approved)

00/00238/FUL - Two storey side extension and front porch (refused)

01/00697/FUL - Proposed detached double garage (approved)

01/01153/FUL - Proposed side and rear extensions (approved)

02/01007/FUL - Rear conservatory (approved)

03/01835/FUL - First floor rear extension over existing. (refused)

10/03899/FUL - Two storey side extension with pitched roof. (approved)

DM/18/0304 - Cart Lodge (approved)

DM/19/3018 - Existing garage to be demolished and replaced with new garage (approved) DM/22/0453 - Demolition of existing conservatory at rear and erection of new single storey rear and new front extension. (approved)

### **SITE AND SURROUNDINGS**

The site is a two-storey semi-detached property with hipped tiles roof, brick faced walls with a front gable and upvc doors and windows.

To the east of the site is Trusslers Hill Lane which leads onto the main B2116 (Henfield Road), to the west of the site is the rear garden with close boarded fencing with open fields beyond, to the south of the site is the adjoining neighbour and to the north of the site is the driveway with garage and outbuildings with hedging along the boundary with the main road beyond.

The site is within the countryside as defined by the District Plan.

## **APPLICATION DETAILS**

The proposal is for a single storey side extension and a two storey front extension along with internal alterations. The replacement of existing Upvc windows and external Upvc doors to aluminium.

The two storey front extension would retain the gable feature and then would be stepped down with a hipped roof with front dormer proposed. The extension would measure some 7.2m to eaves in line with the existing ridgeline, with a width of some 4.4m and would have a projection of between 1.6m and 2.2m.

The proposed side extension would have a mock pitched roof with roof lantern on the flat section of the roof and would have a height of some 3.2m and a projection of some 3.36m including a roof overhang and would be some 2.6 wide.

The plans show the roof tiles and facing brickwork would match the existing dwelling with the proposals including the replacement of the existing Upvc windows and external Upvc doors to Aluminium.

## **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 Allocations DPD and the Albourne 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:

DP12 (Countryside)

DP26 (Character and Design)

DP41 (Flood Risk and Drainage)

### **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.

### **Albourne Neighbourhood Plan**

The Albourne Neighbourhood Plan was made on 22 September 2016.

Relevant policies:

ALC1 - Conserving and Enhancing Character

## **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:

o DPB1: Character and Design

### **Mid Sussex Design Guide 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**

### **Design and Character**

Policy DP12 of the District Plan states:

*'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

*o it is necessary for the purposes of agriculture; or*  
*o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan'.*

While DP26 of the District Plan in part 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;*
- 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'*

Finally, Policy ALC1 of the Albourne Neighbourhood Plan states:

*'Development, including formal sports and recreation areas will be supported in the countryside, defined as the areas outside the Built-up Area Boundary shown on the policy map where the following criteria are met:*

- 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;*
- 2. It maintains, or where possible enhances, the quality of the rural and landscape character of the Parish area;*
- 3. It is supported by a specific policy reference elsewhere in this Plan.*
- 4. It is necessary for essential infrastructure and it can be demonstrated that there are no alternative sites suitable and available, and that the benefit outweighs any harm or loss'.*

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.'*

Principle DG50 of the Mid Sussex Design Guide in relation to front extensions states the following:

*'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'*

*'Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property'.*

And in relation to side extensions principle DG50 states:

*'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.'*

The proposals are considered acceptable and of an appropriate design, size and scale that are in-keeping with the existing dwelling and would not have a significant impact on the street scene or countryside in general. The proposed external materials as shown on the drawings are to match those of the host dwelling and can be secured by a suitably worded condition

It is relevant that a similar footprint for a front extension was approved under DM/22/0453, although this was only single storey and retained the entrance door on this elevation. The 2022 approval also included a rear extension which has been built out and therefore the permission remains extant.

Therefore, the proposal complies with policies DP12 and DP26 of the Mid Sussex District Plan, ALC1 of the Albourne Neighbourhood Plan and Mid Sussex Design Guide SPD.

### **Neighbouring Amenities**

In terms of impact upon neighbouring amenities 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.*

The impact upon light and outlook to the only affected neighbour No.3 is not deemed to cause any significant harm as the front extension would be set some 3.4m from the joint boundary. In regard to overlooking and loss of privacy, no windows are proposed on the south side elevation facing on the south side boundary.

The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 of the Mid Sussex District Plan.

### **Flood risk and Drainage**

Policy DP41 of the District Plan requires development proposals to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. In areas that have experienced flooding in the past, use of Sustainable Drainage Systems should be implemented unless demonstrated to be inappropriate.

The consultant Drainage Engineer has reviewed the drainage details submitted and having asked for further information regarding the location of the extensions has no objections, stating:

*'While the site is located within Flood Zone 3b, the applicant has demonstrated that the proposed development is located outside of the extent.'*

*'We have no objection to the proposed development on flood risk grounds. This is subject to the proposed development located outside of Flood Zone 3b extent and incorporating all flood mitigation and'*

*resilience measures set out within the Flood Risk Assessment (Revised July 2025 by EAS Ltd), including finished floor levels.'*

In view of the above it is considered that the proposal would comply with policy DP41.

#### 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.

#### **CONCLUSION**

In conclusion, the proposal is considered to comply with policies DP12, DP26 and DP41 of the Mid Sussex District Plan, ALC1 of the Albourne Neighbourhood Plan, Mid Sussex Design Guide SPD and the requirements of the NPPF. The application is therefore recommended for approval.

Decision:       Permission

Case Officer: Susan Dubberley