

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1680	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Replacement of aluminium framed windows with new timber casement windows, new porch and relocation / replacement of rooflights.		
Site:	The Old Dairy, Little Park Farm, Marchants Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9UZ,		
Validation Date	30 Jun 2025	Overall Expiry Date:	4 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Aug 2025
Target Date:	25 Aug 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Steven King	Date:	15 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1680

The Old Dairy, Little Park Farm, Marchants Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9UZ

Replacement of aluminium framed windows with new timber casement windows, new porch and relocation / replacement of rooflights.

Sarah Hinken

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: The Old Dairy is a modern replacement of a late 19th/early 20th century ancillary farm building, reputedly a former dairy, which was part of the wider Little Park Farm historic farmstead, which is associated with Little Park, a Grade II* listed building located a short distance to the south west. The site would be considered to be within the wider setting of Old Park.

Planning permission was granted in 2021 for the removal of the previously present outbuilding and its replacement, on a slightly different footprint, with the building which is the subject of the current proposal. The current application is for the replacement of the existing metal framed windows and doors with timber framed or solid timber units, replacement and relocation of existing rooflights, and construction of a pitched roof porch.

Subject to detail the replacement of the windows and doors, and relocation and replacement of the rooflights, are not considered contentious. The proposed new porch arguably has a rather domesticating impact on the character of the building, the design of which was intended to respect the agricultural nature of the building it replaced. However, it is relatively modest in scale and of a sympathetic design, and given the modern nature of the host building is considered on balance acceptable.

The proposal is therefore considered to preserve the setting of Little Park, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Recommends conditions for window and door details, roofing and facing materials and new rainwater goods to be of painted metal

Historic England: None received.

PARISH COUNCIL OBSERVATIONS

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

INTRODUCTION

This application seeks planning permission for the replacement of aluminium framed windows with new timber casement windows, a new porch and relocation/replacement of rooflights at a dwelling known as 'The Old Dairy' at the former Little Park Farmstead off Marchants Close in Hurstpierpoint.

The dwelling was formerly referred to as Unit B in the determination of applications DM/21/2367 and DM/22/0204 for the construction of 3, then 2, dwellings and removal of a Dutch barn, former dairy building, mobile home and other outbuildings on the site.

Under approval DM/22/0204 planning condition 14 removes the permitted development allowance for alterations to the property, consisting of: the 'enlargement, improvement or other alteration of the dwelling houses hereby approved, whether or not consisting of an addition or alteration to their roofs, nor any other alteration to their roofs, shall be carried out, (nor shall any building or enclosure, swimming or other pool be provided within the curtilage of the dwelling houses) without the specific grant of planning permission from the Local Planning Authority.'

RELEVANT PLANNING HISTORY

DM/22/0204. Removal of former dairy, mobile home and other outbuildings and construction of 2 dwellings (revisions to approved scheme DM/21/2367) now including garages and alterations to eastern unit to accommodate rooms within the roof space. Approved April 2022.

DM/21/3720. Discharge of Condition 17 (contamination) and Condition 20 (ecology) relating to planning reference DM/21/2367. Approved December 2021.

DM/21/3341. Discharge conditions 3, 8, 9 and 11 of planning application DM/21/2367. Approved December 2021.

DM/21/2367. Removal of an existing barn, mobile home and other outbuildings. Construction of 3 dwellings. Approved September 2021.

DM/20/1533. Removal of an existing barn, mobile home and other outbuildings. Construction of 3 dwellings. Amended Plans received 16.06.2020. Refused October 2020. Appeal Dismissed May 2021.

DM/19/4153. Removal of an existing barn, mobile home and other outbuildings. Construction of three dwelling, 1x5 bedroom with detached garage, 1 x3 bedroom and 1 x2 bed bedroom. Refused January 2020. Appeal Dismissed May 2021.

DM/19/0824. Remove existing barn, mobile home and other outbuildings for the construction of 4 dwellings with car ports. Refused May 2019.

SITE AND SURROUNDINGS

The Old Dairy is a modern detached 3 bed dwelling located on a site formerly known as Little Park Farm. In the residential development of the site the dwelling was formerly referred to as Unit B. This, and an adjacent completed dwelling at The Meadows (formerly referred to as Unit C) are located off a narrow shared access track leading from the northern end of Marchants Close. This access track is shared with another residential property at North End House, which is located to the north east of the site. The track also serves as a pedestrian route for occupiers of the houses at Idenhurst, and also allows public access to Hurst Meadows open space.

A Dutch barn remains undeveloped on the site, occupying the position of a further approved dwelling, known as Unit A to the south of the garden at The Old Dairy. A vehicular access passes by the front of The Old Dairy and the Dutch barn, and allows access into an extended garden area serving the adjacent Grade II* property known as Little Park. Beyond this there is a large private pond which is in the grounds of that property.

An extensive area of land to the east of the site, which stretches east to the Conservation Area at Hurst Wickham, is in use as Hurst Meadows Public Open Space. This land is allocated for use as public open space for informal recreation, referred to as Hurst Meadows in the Hurstpierpoint Neighbourhood Plan (Policy Amenities HurstA1: Hurst Meadows).

The District Plan designates the site as countryside, located outside the designated built up area of Hurstpierpoint.

APPLICATION DETAILS

This application seeks planning permission for the replacement of the original aluminium framed windows with new timber casement windows, for the construction of a new porch on the north facing front door and for the relocation and replacement of rooflights in the front and rear facing roof slopes.

The proposed new timber windows are largely similar in design and position to the existing windows in the building, with the exception of alterations to the size and fenestration pattern for three of the windows located in the front (north) and side (east) facing elevations. The change to include vertical panels is considered a minor design change. The submitted plans also show the rear glazed door located in the south elevation is to be replaced with a vertical boarded solid door. All of the new windows and doors are to be painted black to match the existing walls cladding on the building.

A new porch addition with a pitched roofline is proposed on the front elevation of the house. The submitted plans show this to measure 2.7m wide by 2m in depth. This will provide a covered entry with a new external door to serve the existing hallway off the front door. The porch will include an inward opening door, two small 0.4m wide square side windows and will be served by a set of 2.7m wide external steps to lead from the existing front parking area. New traditional designed external light fittings will be added to the porch, details of which have been submitted.

The construction of the gabled roofline of the proposed porch will necessitate the relocation of two existing rooflights which are located in the front facing roof slope which light the first floor bedroom. The plans indicate that these will be replaced by new Conservation Style rooflights. A third rooflight on the rear roof slope is also shown to be similarly replaced. This serves a first floor landing area. Details of the appearance of the proposed rooflights have been submitted.

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:

- DP12 Protection and Enhancement of Countryside
- DP26 Character and design
- DP34 Listed Buildings and other Heritage Assets

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.

Policy HurstC1: Conserving and enhancing character of countryside

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
DPS6 Health and Wellbeing
DPC1 Protection and Enhancement of the Countryside
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.

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 and impact upon rural setting
- Impact upon the rural setting
- Impact upon the Listed Building
- Impact on residential amenities
- Biodiversity Net Gain

Design and impact upon rural setting

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.'*

The site is located outside the built up boundary of Hurstpierpoint, within the open countryside. The relevant District Plan Policy is DP12. This seeks to maintain and enhance the quality and character of the rural area and 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.*

This aim is reflected in Neighbourhood Plan Policy Hurst Policy C1, which states:

Development, including formal sports and recreation areas, will be permitted in the countryside, where:

- o It comprises an appropriate countryside use;*
- o It maintains or where possible enhances the quality of the rural and landscape character of the Parish area;*
- o In the South Downs National Park, Policy HurstC2 will take precedent.*

This part of the Little Park Farm site formerly accommodated a single storey farm building. The residential dwelling stands as approved: a three bed dwelling with a first floor in the roof space.

The proposed alterations to the dwelling, to include the addition of timber windows, Conservation style roof lights and a small porch are modest alterations that are not out of keeping with the original building. The changes are minor and will not encroach on public views of the site from the adjacent public paths and open space.

It is considered that the proposed alterations accord with the aims of Policies DP12 and DP26 of the District Plan, Neighbourhood Policy Countryside HurstC1 and relevant Design Guide and NPPF guidance.

Impact upon the Listed Building

The dwelling at The Old Dairy lies approximately 80 metres to the north east of Little Park, which is a Grade II* listed building. With this status the ex-farm house building has a high degree of significance, being one category lower than a Grade I Listed building. Taken together Grade I and Grade II* Listed buildings account for just 8% of all listed buildings, with Grade II Listed Buildings accounting for 92% of all listed buildings.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

In addition, in enacting section 66(1) of the Listed Buildings Act, the desirability of preserving the settings of listed buildings should be given 'considerable importance and weight' when the decision taker carries out the balancing exercise, thus properly reflecting the statutory presumption that preservation is desirable.

District Plan Policy DP34 is relevant in the determination of this application. This requires development to protect listed buildings and their settings, and states:

'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.'

Paragraphs 207-210 of the NPPF are relevant. They seek to conserve and preserve heritage assets and their settings from harm as a result of new development.

The Old Dairy is sited at a distance from the Grade II* listed building and its immediate garden setting, separated by the presence of the retained former agricultural Dutch Barn building.

The proposal has been assessed by the Council's Conservation Officer and her views are reported above. She considers that the proposal will preserve the setting of Little Park, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

The proposed changes to the dwelling at The Old Dairy accord with the overall aims of District Plan Policy DP34, and relevant NPPF guidance.

Impact on residential amenities

In assessing the potential impact of the proposed alterations and additions upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26. Policy DP26 requires that *'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.'*

The proposed alterations reflect the rural style and setting of the dwelling at The Old Dairy and the immediate rural properties. Given the scale and design of the proposed alterations to the dwelling at The Old Dairy it is considered that they will not have a significant impact upon the outlook and amenities of the occupiers of the adjacent dwelling at The Meadows or the neighbouring property to the north at North End.

The proposal therefore accords with Policy DP26 of the District Plan with regard to the impact upon residential amenities.

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 changes to The Old Dairy are inkeeping with the style and design of the existing dwelling. This reflects the semi rural siting of The Old Dairy and the adjacent dwelling at The Meadows. The proposal therefore accords with the design aims of District Plan Policy DP26 and the overall principles of the Design Guide.

The proposed changes to the dwelling at The Old Dairy would preserve the setting of the adjacent Listed Building to accord with the overall aims of District Plan Policy DP34, and relevant NPPF guidance, and therefore the application is recommended for approval.

It is considered that the new windows, porch and rooflights will not have a significant impact upon the outlook and amenities of the immediate neighbours living at The Meadows and North End House. The proposal therefore complies with Policy DP26 of the District Plan in terms of neighbouring amenities.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey