

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1304	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey rear infill extension.		
Site:	10 Chalkers Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9LR, , ,		
Validation Date	26 May 2026	Overall Expiry Date:	11 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Aug 2026
Target Date:	21 Jul 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	14 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1304

**10 Chalkers Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9LR, ,
Proposed single storey rear infill extension.
Mr Dave Bates**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Southern Water: No objections. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

PARISH COUNCIL OBSERVATIONS

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

INTRODUCTION

This application seeks planning approval for a single storey rear extension at a property known as No 10 Chalkers Lane to the north of Hurstpierpoint.

RELEVANT PLANNING HISTORY

DM/26/0807. Lawful Development Certificate -Proposed side extension to the rear of the property. Withdrawn May 2026.

07/00126/FUL. Single storey front extension to dining room. Approved February 2007.

HP/086/91. Two storey extension. Approved September 1991.

SITE AND SURROUNDINGS

No 10 Chalkers Lane is a semi-detached house located on the northern side of Chalkers Lane, close to Hurstpierpoint College to the north of Hurstpierpoint village. It is one of a number of pairs of originally similar designed houses which face onto Chalkers Lane, and extend around the road junction with Danworth Lane.

The house is located outside the Built up Area boundary of Hurstpierpoint, and in an Amber Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

The proposed works are the construction of a single storey rear infill extension, with associated internal and external alterations. The proposed extension will measure approx. 4.6m wide by 1.5m deep and will serve to infill an existing recess located between the mutual boundary with the attached house at No 9, and a two storey rear projecting gable on an existing side extension at No 10 itself.

The existing rear single storey flat roofed extension at No 9 extends to a greater depth than the proposed extension. It has a rendered wall finish and is built up to the mutual boundary line, adjoining an existing open timber pergola at No 10. The proposed extension will be constructed up to the side wall of the adjacent extension, and will have a flat roof set below the line of the fascia board on that addition.

The proposed new extension will be finished with rendered walls and UPVC windows to match the existing house.

The submitted plans show that associated with the proposed extension are internal alterations to the ground floor layout at No 10. The proposed floor plans indicate the removal of the internal walls between the existing kitchen and living room to create an open plan enlarged kitchen/dining/seating space. New internal walls are proposed to form a smaller front living room, and a new ground floor toilet and a smaller shower room are shown to be formed in part of the entrance hall and in part of the existing reconfigured bathroom space.

A 3.4m wide set of bifold doors are to be installed in the rear wall of the extension. A 1.6m wide casement window is proposed in place of a pair of French doors in the rear wall of the kitchen to allow a new kitchen worktop to be created around a central island.

During the course of determining the application amended plans have been received to correctly show the layout of the proposed fenestration to accord between the submitted floor and elevation plans. The amended plans also indicate that the existing pergola will be retained and altered to allow for the construction of the proposed extension.

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 East Grinstead 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 Protection and enhancement of countryside

DP26 Character and design

DP38 Biodiversity

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 relevant policies.

Neighbourhood Plan

Hurstpierpoint & Sayers Common Neighbourhood Plan, made March 2015.

Policy HurstC1: Conserving and enhancing character of countryside

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 is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPS2 Sustainable Design and Construction

DPC1 Protection and Enhancement of the Countryside

DPB1 Character and Design

DPS6 Health and Wellbeing

DPN1 Biodiversity, Geodiversity and Nature Recovery

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
- Impact upon the Countryside
- Impact on residential amenities
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages, while being sensitive to the countryside, as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG51 refers to rear extensions. The guidance states that rear extensions that are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, but should consider the character of the existing building and the relationship to adjacent buildings and gardens.

The proposed rear extension represents a subordinate addition to the host building. The modest single storey extension will allow the reconfiguration of, and addition to, the ground floor living space. The proposed construction materials will match the existing house and are considered acceptable. The associated changes to the existing pergola are also acceptable.

It is considered that the design of the addition will complement the existing building design and will accord with the aims of District Plan Policy DP26 and the overall principles of the Design guide.

As such the proposal is considered appropriate in scale and design to the host building and the proposal will accord with Policy DP26 of the District Plan and the relevant Design Guide principles.

Impact upon the Countryside

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there. Policy DP12 is relevant. Rural development will be permitted where it maintains, or where possible enhances, the quality of the rural and landscape character of the District, and/or is necessary for the purposes of agriculture, or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Policy HurstC1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan allows for development in the countryside where it maintains or where possible enhances the quality of the rural and landscape character of the Parish area.

The proposed extension is a modest rear addition which will reflect the design of the existing dwelling and, with the use of matching materials, will not harm the landscape quality of the rural setting of the house.

The proposal therefore accords with Policy DP12 of the District Plan, the aims of Policy HurstC1 of the Neighbourhood Plan and the 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.'*

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The proposed extension will not have a significant impact upon the outlook and amenities of the occupiers of the adjacent dwelling at No 9 Chalkers Lane, which has a larger rear single storey extension sited up to the mutual boundary.

The proposal is therefore considered acceptable and in compliance with Policy DP26 of the District Plan and the Design Guide principles in terms of the neighbouring 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.

CONCLUSION

It is considered that the proposed extension accords with the design aims of District Plan Policy DP26, and Policy DP12 of the District Plan and Neighbourhood Policy Countryside HurstC1 with regards to development in the countryside.

It is considered that the proposed extension works will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey