

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2691	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Rear extension. Internal alterations. Alterations to South elevation. Decking to rear elevation with steps down to garden level. Replacing window to existing kitchen with french doors and glass handrail		
Site:	Bentley Cottage, Wickham Hill, Hurstpierpoint, Hassocks, West Sussex, BN6 9NP, ,		
Validation Date	21 Oct 2025	Overall Expiry Date:	31 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Dec 2025
Target Date:	16 Dec 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	11 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2691

**Bentley Cottage, Wickham Hill, Hurstpierpoint, Hassocks, West Sussex, BN6 9NP,
Rear extension. Internal alterations. Alterations to South elevation. Decking to rear elevation with
steps down to garden level. Replacing window to existing kitchen with french doors and glass
handrail
Acton / Hillier**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

MSDC Tree Officer

No objection, subject to condition.

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

Planning permission is sought for a rear extension, alterations to the southern elevation, decking to the rear elevation, steps to the garden level, to install French doors and a glass rail.

RELEVANT PLANNING HISTORY

DM/25/2684- Demolish existing garden room and replace with new for ancillary use to the main dwelling. Permission.

SITE AND SURROUNDINGS

Bentley Cottage is a detached two storey dwelling. It is constructed of red brick, with a plain tile roof and timber sash windows. The property is characterised by tile hanging to the first-floor elevation and a gabled front projection. The property benefits from an attached garage and off-road parking to the front of the property. The property has a several outbuildings to the side and rear of the property.

The property is located within the built-up area boundary of Hurstpierpoint. Neighbouring properties are located to the east and west. Highway is located to the south, whilst open countryside is located to the north.

APPLICATION DETAILS

The application seeks planning permission to demolish an existing rear extension and to construct a single storey rear extension, make alterations to the front elevation, install decking to the rear elevation, install steps down to garden level, install French doors and to install a glass handrail.

The rear extension would measure some 5.6 metres in width and some 8 metres in depth. This would have a dual pitched roof with a maximum height of some 8.6 metres. It is proposed to install a chimney on the north end of the extension. It is also proposed to install 2 no. windows on the rear (northern) elevation and aluminium sliding doors on the side (eastern) elevation.

The alterations to the front (southern) elevation include removing the existing garage door and installing a new window to match the existing. It is also proposed to remove an existing window and to extend the existing roof to install a porch with new stable door.

Plans show that it is also proposed to install 3 no. French doors, 1 no. stable door and 1 no. floor to ceiling window and 1 no. glass balustrade on the rear (northern) elevation.

The proposal seeks permission to install decking on the rear (southern) elevation. This would have a maximum width of some 12.8 metres and a maximum depth of some 7.3 metres.

Finally, permission is sought to install steps from the decking to garden level.

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 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:

DP21 - Transport

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

Relevant policies.

No relevant policies

Neighbourhood Plan

Hurstpierpoint and Sayers Common Neighbourhood Plan made in 2015.

Relevant policies:

No relevant policies

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

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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 Character
- Impact to Trees
- Neighbouring amenities
- Parking arrangements
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace; o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area; o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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 DP27);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible; o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*

o 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; o optimises the potential of the site to accommodate development.'

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and states that:

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

Principle DG50 of the Mid Sussex Design Guide relates to front extensions and states that:

'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.'

Principle DG51 of the Mid Sussex Design Guide relates to rear extensions and states that:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

The locality is characterised by loose knit properties of various ages and designs.

The proposed development would be of a design, form and scale that would appear in proportion and appropriate to the character of the existing dwelling. The design of the rear extension is deemed appropriate as it allows the original building to remain the dominant element and responds appropriately to the existing dwelling. As the proposal includes facing brickwork to match the existing, it is considered that the design responds appropriately to the application property. The proposed rear extension and decking would not have an adverse impact on the streetscene as it would not be visible from public viewpoints. Overall, the scheme is considered to create a cohesive appearance which responds positively to the character of the existing dwelling and is a significant improvement on the existing arrangement.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, and principles DG49 and DG51 of the Mid Sussex Design Guide SPD.

Impact to Trees

Policy DP37 of the Mid Sussex Plan relates to trees and states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development: o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and o prevents damage to root systems and takes account of expected future growth; and o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and o has appropriate protection measures throughout the development process; and o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and o does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account: o the condition and health of the trees; and o the contribution of the trees to the character and visual amenity of the local area; and o the amenity and nature conservation value of the trees; and o the extent and impact of the works; and o any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

There is a total of two trees in proximity of the proposal. The MSDC Tree Officer was consulted on the application and considered the proposal. No objection has been raised provided that a condition is included to secure the submitted Arboricultural Impact Assessment and the Tree Protection Plan. This can be secured by a suitably worded condition.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

To the west is Birches. Given that the proposal would be offset from the development by some 9.3 metres, it is not considered that the proposal would cause significant harm to the outlook and light of the neighbour. As no windows are proposed on the side elevation, it is not considered that the proposal would give rise to overlooking concerns.

To the east is The Haven. Given that the extension would be offset from the shared boundary by some 27 metres, it is not considered that the proposal would cause significant harm to the outlook and light of the neighbour. As no windows are proposed on the side elevation, it is not considered that the proposal would give rise to overlooking concerns.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Parking arrangements

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*

It is noted that the proposal includes the conversion of the existing attached garage. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. The property currently has three bedrooms, and no new bedrooms are proposed. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 3-bedroom dwelling in this location that 3 parking spaces should be provided. The proposal would retain an external parking space at the front of the house that would accommodate three cars. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact. Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP21, DP26 and DP37 of the Mid Sussex District Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin