

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1527	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Erection of single storey side and rear extension		
Site:	159 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RT, , ,		
Validation Date	9 Jul 2026	Overall Expiry Date:	2 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Sep 2026
Target Date:	3 Sep 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:	3 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1527

**159 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RT, ,
Erection of single storey side and rear extension
Mr And Mrs Wickwar**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Southern Water: South East Water are the relevant statutory undertaker.
South East Water: No reply received.

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 side and rear extension at a No.159 Cuckfield Road to the north of Hurstpierpoint.

RELEVANT PLANNING HISTORY

09/01418/FUL. First floor extension to form new bedroom along with internal alterations to form new bathroom on first floor. Approved June 2009.

SITE AND SURROUNDINGS

No 159 Cuckfield Road is a semi-detached Victorian style house located on the western side of Cuckfield Road to the north of Hurstpierpoint village.

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

APPLICATION DETAILS

The proposed extension is a single storey addition which extends to a point halfway along the northern elevation of the house, and infills to the rear, extending alongside the rear two storey projection on the house. The extension measures approx. 10m deep by a maximum of 3.5m wide at the rear and approx. 1.3m wide at the front, to allow for the retention of a side access pathway to serve the rear garden alongside the extension.

The proposed extension will be constructed with a lean to roofline alongside the house and a asymmetric return pitched roofline at the rear, which will have inserted glazed rooflights. The proposed new extension will be built in matching facing brickwork, with slate roof tiles.

The submitted floor plans show that the proposed extension will provide a new front door to the house, with a full height glazed side window in the northern side wall of the extension allowing light into the new hallway. The existing front door is shown to be blocked up and the lounge enlarged by the removal of the

entrance corridor. The new side located door will serve a new central hallway with a new ground floor toilet and boot room/utility room, being formed partly from the existing dining room space. The boot room/utility will have an external door off the side pathway.

At the rear the extension will create a new open plan kitchen/dining area, with full height sliding glazed doors allowing access into the rear garden. The agent has confirmed that an existing open timber framed pergola, which is sited to the rear of the house up to the side boundary with the adjacent house at No 161, is to be removed as part of the proposal.

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 & 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

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.

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 hearings were concluded on the 19th March 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:

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) (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
- Impact on residential amenities
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan relates to character and design. However, this policy has 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.

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 proposed single storey extension will allow the reconfiguration of, and addition to, the ground floor living space. The proposed brick walls are appropriate for the house, which is constructed in brick with a concrete roof tile. The use of a slate roof tile is considered acceptable on this age of property. The associated removal of the existing pergola is also acceptable.

It is considered that the design of the addition will complement the existing building design and will accord with the aims of NPPF Policy DP3 and the overall principles of the Design guide, as well as policy DP26 of the District Plan.

Impact on residential amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this

policy has very limited weight as it is materially inconsistent with the NPPF and consideration should 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*'.

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 an unacceptable impact upon the outlook and amenities of the occupiers of the adjacent dwelling at No 161 Cuckfield Road. Whilst it will bring the built form of No 159 closer to No 161, the removal of the pergola will also alleviate space up to the boundary between the two houses. The side access pathway will be retained between the houses and doors and windows in the side wall are limited to the front of the addition between the two houses. It is considered appropriate to require that the full height glazed side window, sited adjacent to the front door, is obscure glazed to protect the amenity of the neighbouring residents. A planning condition is recommended.

As such the proposal is not considered to cause unacceptable harm to the amenities of nearby residents. The proposal is therefore, considered to comply with Policies L2 and P3 of the NPPF and the relevant development plan policy.

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 design, scale and materials of the proposed works will relate well to the existing property and would not cause unacceptable harm to the amenities of nearby residents. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the application complies with the relevant development policies and policies DP3, L2 and P3 of the NPPF.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey