

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3107	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed works include the demolition of the existing rear single storey extensions, the development of a single storey rear and side extension at ground floor level, the installation of skylights to the ground floor extensions, the demolition of the existing rear and side dormer extensions at roof level; the development of a hip to end gable roof extension, the development of a replacement rear dormer extension to the rear roof slope, the installation of two operable skylights to the front elevation roof slope.		
Site:	83 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RR, , ,		
Validation Date	2 Jan 2025	Overall Expiry Date:	28 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Feb 2025
Target Date:	27 Feb 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	20 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3107

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Cresswell

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

Flood Risk and Drainage: No objection subject to finished floor levels remaining the same as the existing.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: MSDC should give permission.

INTRODUCTION

The application seeks planning permission for the development of a single storey rear and side extension, a hip to gable conversion, the development of a rear dormer, front elevation rooflights and a rear raised patio.

RELEVANT PLANNING HISTORY

There is no recent history of any planning applications relating to the site.

SITE AND SURROUNDINGS

The application relates to 83 Cuckfield Road, a two-storey dwelling which forms one part of a semi-detached pair and is set to the western side of the highway. The existing dwelling utilises a hipped roof pitch which is broken up by existing side and rear dormers at attic level. The existing dwelling appears to have previously been extended to the rear through the addition of a single ply flat roof membrane and mono-pitched roof extension, both at ground floor level. The existing dwelling is served access from the highway to the east by a brick paved driveway and the rear garden can be accessed through a gateway to the side of the existing property. The dwelling is afforded ample garden amenity space to the rear with an existing pitched roof outbuilding contained within this space. The existing dwelling is composed of brickwork at ground floor level with painted render above, tile clad walls to the dormer, a mix of felt and tiled roof finishes and white uPVC windows and doors.

There are a number of semi-detached dwellings of a comparable appearance within the site's locality, with some variance in external materials and finishes providing visual interest throughout the street scene.

With regard to policy constraints, the site is located within the Hurstpierpoint built up area.

APPLICATION DETAILS

The proposal would develop a single storey side (south) and rear (west) elevation extension which would wrap around the existing property. The proposal would measure at approximately 7.7m in maximum length, 7.8m wide and measure at 3.5m high. Proposed external materials would comprise brickwork exterior walls, a GRP waterproof membrane and double-glazed metal framed window sets.

A new rear dormer would also be constructed as part of the development proposal to the rear (west) roof pitch. The dormer would measure at approximately 3.2m in length, 6.3m wide and have a height of 2.6m. The dormer would be constructed of tile clad walls, a GRP waterproof membrane roof and metal framed windows.

The proposed hip to gable alteration would remove the existing side hipped dormer and would extend through a gable end with render to the walls and matching roof tiles. Two rooflights would be installed to the principal (east) roof pitch which would be double glazed units.

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 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:

DP26: Character and Design

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.

Neighbourhood Plan

Hurstpierpoint and Sayers Common Neighbourhood Plan (February 2015)

None relevant.

Mid Sussex District Plan 2021-2039 Consultation Draft

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 115-117, 131, 135 & 139.

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 on Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

DP26 of the District Plan states, in part:

'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 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'*

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.'

In terms of rear extensions, principle DG51 states:

'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'

In relation to rear dormers, Principle DG52 of the Design Guide notes:

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape. The roof pitch and roof extensions should be sensitive to this.

The proposed single storey extension is considered to be of a limited scale and would therefore appear as a subservient addition to the host dwelling. The use of matching exterior brickwork walls are considered to help the proposal assimilate well into the existing. Whilst the extension would primarily be contained to the rear and therefore would not be perceivable from the public domain, views towards the side extension would likely be offered from the streetside. A circa 2.5m offset would remain towards the existing principal elevation and therefore the side extension would likely be read as subservient to the original dwelling in this regard.

In terms of proposed rear dormer, the overall size would be increased when compared to the existing arrangement. Further space to extend the dormers width would likely be gained from the accompanying hip to gable conversion. Whilst dormer extensions are usually resisted in light of the guidance offered by DG52 of the Design Guide, in this circumstance the proposal is considered to be highly reflective of the existing arrangement to the rear roof slope. The use of tile hanging to the exterior walls would likely mirror the existing arrangement as well as the nearby dormer at the adjoining semi. As such, the proposal is considered to be acceptable in this regard.

The proposed hip to gable alteration would use matching render to the exterior walls which is considered to help embed this element of the proposal to the existing. It is considered that the alteration to a gable end and the removal of the side hipped roof pitch would be a simplification of the current roof arrangement. As the neighbouring semi uses a gable end, it is considered that the alteration to this side (southern) roof pitch would improve the uniformity of the building when read as a whole.

There would be two rooflights installed to the principal roof pitch which would protrude the existing roof slope by less than 150mm. A number of other properties within the site's locality use a similar arrangement with rooflights to the principal roof pitch, including the adjoining semi. It is therefore considered that the proposed rooflights would not appear overly incongruous in this regard.

In summary, the proposal is considered that the proposal would comply with the provisions of DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact upon neighbouring amenities, Policy 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 (see DP29);'

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards.'

The proposed rear extension would increase the size and bulk slightly, however the extension would still be contained to a single storey scale. Whilst the rear extension would be set within a close proximity to the shared boundary, it is not considered that there would be a significant overbearing impact.

Furthermore, there would be an offset from the shared boundary to the south which is considered to help alleviate the proposals impact further.

There would be a number of side (south) elevation windows installed which would face towards the adjacent neighbouring property at No.81. Proposed plans are annotated to show the proposed side passage door leading to the utility as being finished in an obscure glazing. There would be two side (south) elevation windows which would both serve light to a landing area. It is noted that the existing side (south) first floor window uses an obscure glazed finish to obscure views towards the neighbouring property. As such, it is considered that a condition ensuring that both windows at first and second floor level remain obscure glazed in perpetuity is relevant and necessary in the case that planning permission is granted in the interest of protecting neighbouring amenities. Proposed plans show that the ground floor side (south) elevation window would be finished in obscure glazing. A condition ensuring that this window remains obscure glazed is not considered necessary given the need for development to comply with the approved plans, should permission be granted.

A new raised rear patio area would be constructed as part of the development proposal within the rear garden amenity space which would directly lead out from the rear extensions rear elevation. The patio decking would be raised by approximately 0.3m from the natural ground floor level and therefore would likely offer a greater degree of outlook when compared to the current arrangement within the rear garden amenity space. Nevertheless, it is considered that the level of outlook offered by the raised patio would not be significant and views towards neighbouring sites would likely be obscured by existing boundary treatment.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan in terms of 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.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, will not result in harm towards neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, the Hurstpierpoint and Sayers Common Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas