

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3053	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Infill ground floor extension to existing kitchen.		
Site:	Bourne House, Truslers Hill Lane, Albourne, Hassocks, West Sussex, BN6 9DT, ,		
Validation Date	18 Dec 2024	Overall Expiry Date:	14 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Feb 2025
Target Date:	12 Feb 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>Steven King</i>	Date:	5 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3053

**Bourne House, Truslers Hill Lane, Albourne, Hassocks, West Sussex, BN6 9DT,
Infill ground floor extension to existing kitchen.
Mr Lewis Johnson**

SUMMARY OF REPRESENTATIONS

No representations have been received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

No objections.

INTRODUCTION

Planning permission is sought for a ground floor infill extension to the rear of the property.

RELEVANT PLANNING HISTORY

AE/007/81- Ground floor side extension. Permission.

AE/009/89- Extension to provide fourth bedroom. Permission.

AE/020/89- New garage. Permission.

AE/003/92- Proposed lobby between house and garage. Permission.

AE/001/96- Proposed alterations and additions to existing house. Permission.

AE/001/96/AP1- Amended Plans: Proposed alterations and additions to house. Permission.

SITE AND SURROUNDINGS

Bourne House is a three-storey detached dwelling. It has elevations that are finished in cream render and hanging tiles, a plain tile roof and white uPVC windows. The dwelling is characterised by timber framing and several previously approved extensions have been constructed.

The application site lies outside of a defined built up area and is therefore within the countryside. Neighbouring properties are located to the north and south, whilst fields are to the west. The dwelling is set back from the highway by a front driveway.

APPLICATION DETAILS

The proposed development seeks to construct an extension to the ground floor, to infill an area of courtyard at the rear of the property. This space is to be used as a kitchen. It is to measure some 4.9 metres in length and some 3.8 metres in width. The extension is to continue the existing roof form and height, with a maximum height of approximately 3.9 metres, and eaves height of some 2.7 metres.

This extension will include the installation of bi-fold doors.

The extension is to be finished with a plain tile roof, uPVC windows and painted render, all to match the existing.

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 Albourne 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

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

Albourne Neighbourhood Plan (made 2016)

Relevant policies:

ALC1: Conserving and enhancing character

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 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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

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)

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
- Neighbouring amenity
- Biodiversity Net Gain

Design and Character

The site is located outside of a defined built up area boundary and, as such, is within the countryside. Policy DP12 of the Mid Sussex District Plan seeks to protect the countryside *'in recognition of its intrinsic character and beauty'* and supports new development *'provided it maintains or where possible enhances the quality of the rural and landscape character of the of the District'*.

This ethos is reflected in policy ALC1 of the Albourne Neighbourhood Plan.

Policy DP26 of the Mid Sussex District Plan 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 DP29);*
- 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.'*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 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.'

In terms of rear extensions, principle DG51 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 application site lies in the countryside. The surrounding area is rural in nature and existing development is loose knit. Properties along this section of Truslers Hill Lane are a variety of ages and designs.

It is considered that the proposed rear infill extension is in proportion to the host dwelling, would respond appropriately to the existing design and would be of a scale that would not appear overly dominant. The use of materials to match would also provide a consistent finish.

As the extension is to the rear of the property and would not be visible from the street, it is not considered that it would have a harmful impact upon the streetscene. Furthermore, the proposal would therefore not be harmful to the quality of the rural and landscape character of the area.

The proposal is therefore considered to comply with policies DP12 and DP26 of the District Plan, policy ALC1 of the Albourne Neighbourhood Plan and the Mid Sussex Design Guide.

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);'*

Given the position of the proposed extension within the site, and the distance from the shared boundaries, it is not considered that there would be unacceptable harm to existing nearby residents.

Given the domestic nature of the proposed development, it is considered that there would not be unacceptable harm in terms of noise, air or light pollution.

The proposal thereby complies with policy DP26 of the District Plan.

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 harm neighbouring amenities, and will not negatively impact the character of the Parish area.

The proposal would therefore accord with the requirements of policies DP12 and DP26 of the Mid Sussex District Plan, policy ALC1 of the Albourne Neighbourhood Plan, the Mid Sussex Design Guide, the NPPF, and is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin