

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0659	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Removal of existing conservatory, to be replaced with a single storey rear extension		
Site:	43 Nursery Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9WA, , ,		
Validation Date	16 Mar 2026	Overall Expiry Date:	13 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 May 2026
Target Date:	11 May 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	11 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0659

**43 Nursery Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9WA, ,
Removal of existing conservatory, to be replaced with a single storey rear extension
John And Ann Clifton**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water - No objections

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council recommend that MSDC grant approval.

INTRODUCTION

The application seeks planning permission for the removal of the existing conservatory and replacement with a single storey extension.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property is a detached dwelling on the western side of Nursery Close. It is constructed of red brick and hung tiles partially to the first floor, with white upvc windows and a plain tile roof. The property benefits from off road parking to the front of the property for two cars and an integral garage. There is side access leading to the rear garden.

The dwelling is located on a cul-de sac comprising of mainly detached properties of similar style and scale. To the north of the application site is a similar property at no. 45 and beyond a play area and open green space. To the west of the property is the rear garden which backs on to green fields.

The property lies within the built-up area boundary of Hurstpierpoint.

APPLICATION DETAILS

The application seeks planning permission for the removal of the existing conservatory and replacement with a single storey extension. External materials are proposed to match the existing dwelling. The extension will have a dual pitched roof and on one side elevation there will be doors leading into the rear garden and a rooflight. On the other side, there will be high level windows and another rooflight. The extension will occupy the same footprint as the conservatory, measuring approximately 5 metres in length and almost 4 metres in width.

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.

Hurstpierpoint and Sayers Common Parish Plan

The Hurstpierpoint and Sayers Common Parish plan was made in 2015.

There are 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:

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)

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 properties
- Biodiversity Net Gain

Design and Character

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:

- is of high quality design and layout and includes appropriate landscaping and greenspace; - 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;*

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

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings 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. Extensions should typically use simple, uncomplicated building forms to complement 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. Extensions should not result in a significant loss to the private amenity area of the dwelling.'

Principle DG51 of the MSDC Design Guide establishes design principles for rear extensions to dwellings 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 rear ground floor extension would occupy the same footprint as the existing conservatory and external materials are proposed to match the existing dwelling. The proposal is of a sensitive design to the character of the existing dwelling. The rear extension would not be visible from the public domain and therefore it is not considered that the proposal would be harmful to the street scene or character of the area.

Therefore, in terms of design and character, the proposal is deemed to comply with and DP26 of the Mid Sussex District Plan.

Impact on neighbouring properties

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 Policy DP29).'*

The rear extension will replace the existing conservatory in terms of its footprint. A pitched roof is proposed with velux rooflights on both roof slopes. As the proposal is single storey in nature and of a similar size it is considered that the proposal would not have an impact in terms of loss of privacy, loss of daylight and sunlight, noise, air and light pollution or a loss of outlook. Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex 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 considered to be appropriate in terms of design, size and scale and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF and is recommended for approval.

Decision: Permission

Case Officer: Tracie Axford