

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0580	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed erection of single storey rear extension.		
Site:	3 Wintergreen Way, Sayers Common, Hassocks, West Sussex, BN6 9ZQ, , ,		
Validation Date	13 Mar 2026	Overall Expiry Date:	19 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 May 2026
Target Date:	8 May 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	20 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0580

**3 Wintergreen Way, Sayers Common, Hassocks, West Sussex, BN6 9ZQ, ,
Proposed erection of single storey rear extension.
Mrs Gemma Randall**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

We have no objection to the proposed development on flood risk grounds.

As an advisory, we would suggest the Applicant considers resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Drainage should be managed via Building Regulations and Building Control, as necessary.

Southern Water

No objections.

HURSTPIERPOINT AND SAYERS COMMON PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks planning permission for the erection of a single storey rear extension.

RELEVANT PLANNING HISTORY

DM/19/3952 - The construction of 2 x 2 bed, 3 x 3 bed, 4 x 4 bed dwellings with associated access to B2218, landscaping and parking (Amended red line plan received 11 November 2019). Permission granted 02.06.2020.

SITE AND SURROUNDINGS

No. 3 Wintergreen Way is a modern detached chalet style dwelling with rooms in the roof space, located within a recently constructed gated development to the south of Furzeland Way and to the west of London Road in Sayers Common.

The dwellinghouse is finished with facing brickwork with a slate roof, lead cheeks to the dormer windows and white framed upvc windows with leaded glazing bars. An open porch with Oak posts forms part of the principal elevation.

A detached car port is set back to the side and rear of the dwellinghouse with 2 parking spaces to the front.

Fields adjoin the site to the rear (south).

In terms of planning policy, the site lies just outside the built up area boundary of Sayers Common, within the countryside. The site also lies within a strategic gap between Sayers Common and Albourne (as defined by the Neighbourhood Plan), as well as an area at risk of surface water flooding and a designated Great Crested Newt Red Impact Risk Zone. A public footpath (route no. 11Hu) runs parallel to the rear boundary of the site.

APPLICATION DETAILS

Plans show that the single storey rear extension will project 3.5 metres beyond the rear wall of the dwellinghouse and will measure 6.34 metres wide, projecting 0.9 metres beyond the western flank wall of the dwelling. A mono-pitched roof is proposed to the extension; this is shown to measure approximately 2.2 metres high to the eaves, with an overall height of 3.3 metres. The extension will be sited between 400 and 589 mms from the western boundary with no. 4 Wintergreen Way.

The extension will provide a dining room that adjoins the open plan living / kitchen area, with a separate boot room proposed. Plans have been amended during the course of the application process to show that the external walls of the extension will be clad with horizontal shiplap cladding to match the existing car port, in place of facing brickwork. A slate roof is proposed to match the existing roof. White framed bi-fold doors are proposed to the rear elevation which open out onto the garden; a separate glazed door is proposed to the rear wall of the boot room with a small window proposed to the western side wall and a high level window proposed to the eastern side wall. Two no. rooflights are also proposed.

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:

- DP12 protection and enhancement of countryside
- DP13 preventing coalescence
- DP26 character and design
- DP38 biodiversity
- DP41 flood risk and drainage

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 Neighbourhood Plan

The Neighbourhood Plan was made on the 18th March 2015.

- HurstC1 Conserving and enhancing character
- HurstC3 Local Gaps and Preventing Coalescence

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
DPS4 flood risk and drainage
DPS6 health and wellbeing
DPN1 biodiversity, geodiversity and nature recovery
DPC1 protection and enhancement of countryside
DPC2 preventing coalescence
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

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Impact on neighbouring amenities
- Flood risk and drainage.

Design and impact on character of area

As the site lies within the countryside, NPPF paragraph 187 is relevant, stating in part that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

This stance is reflected under policy DP12 of the District Plan and policy HurstC1 of the Neighbourhood Plan which state that development proposals will be permitted in the countryside provided they maintain or where possible enhance the quality of the rural and landscape character of the District / parish.

As the property lies within a strategic gap between Sayers Common and Albourne as defined by the Neighbourhood Plan, policy HurstC3 is relevant, stating that *'development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements, and provided that it does not conflict with other Countryside policies in this Plan...'* A similar stance is taken by policy DP13 of the District Plan.

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'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.'*

DG51 relates specifically to rear extensions and states the following:

'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 proposed rear extension will be sited within the domestic curtilage of the dwellinghouse and will sit subserviently against the dwelling. Consequently, the proposal is not considered to impact or undermine the strategic gap between Sayers Common and Albourne.

The extension is considered in keeping in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not detract from its character or appearance. Whilst shiplap cladding is not currently present on the exterior of the existing dwellinghouse, the cladding will reflect the car port building sited to the side / rear of the property and is considered sympathetic to the semi-rural character of the area.

As such, the proposal is not considered to detract from the character and appearance of the semi-rural area, thereby according with policies DP12, DP13 and DP26 of the Mid Sussex District Plan and policies HurstC1 and HurstC3 of the Neighbourhood Plan,

Impact on neighbouring amenities

Policy DP26 of the District Plan refers to amenity and states that development 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'*.

The proposed extension will extend beyond the western flank wall of the existing dwellinghouse, falling between 400 and 589 mms from the boundary of the property with no. 4 Wintergreen Way which is currently lined with a 2 metre high close boarded fence to the rear. Given the modest scale of the extension and its position in relation to no. 4, it is not considered that the proposal would cause significantly harm to adjoining amenities in terms of impacting light levels, outlook or privacy.

The proposal therefore accords with policy DP26 of the District Plan.

Flood Risk and Drainage

District Plan policy DP41 relates to flood risk and states in part that:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The site lies within flood zone 1 with a very low risk of fluvial flooding and also lies within an area of very low to high surface water flood risk.

The Council's Flood Risk and Drainage Team has raised no objection to the proposed development on flood risk grounds, however, has recommended that the applicant consider resistance and resilience measures suggested within the Environment Agency standing advice. An informative can be added to the decision notice in this respect

The proposal therefore accords with policy DP41 of the District Plan.

Other matters

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 proposed extension is considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not detract from the appearance and character of the semi-rural area. The proposal should not adversely impact or undermine the strategic gap between Sayers Common and Albourne. The proposal therefore accords with policies DP12, DP13, DP26, DP38 and DP41 of the Mid Sussex District Plan and policies HurstC1 and HurstC3 of the Hurstpierpoint and Sayers Common Neighbourhood Plan.

Decision: Permission

Case Officer: Deborah Lynn