

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1893	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed garage conversion.		
Site:	112 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RZ, , ,		
Validation Date	25 Jul 2025	Overall Expiry Date:	29 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Sep 2025
Target Date:	19 Sep 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	19 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1893

**112 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RZ, ,
Proposed garage conversion.
Mr Darren Gaston**

SUMMARY OF REPRESENTATIONS

One letter was received stating that the plans were not available on the public website. The public website was checked and the plans were made available to view. The plans were then re-advertised.

SUMMARY OF CONSULTEES

None

TOWN/PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council recommend approval.

INTRODUCTION

The application seeks planning permission to convert the existing single storey garage into a kitchen integrated into the main dwelling.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property is a single-storey dwelling with an attached single storey garage, located on the eastern side of Cuckfield Road in Hurstpierpoint. The garage is connected to the neighbour's garage at 114 Cuckfield Road.

The application property has a pitched roof and is constructed from brick with hanging tile to the front elevation. The dwelling is set back from the highway with a driveway to the garage to the front. The locality is characterised by a wide variety of detached and semi-detached, single-storey and two-storey dwellings of varying scale and form.

APPLICATION DETAILS

The garage on the side elevation is to be converted into a kitchen and integrated into the main dwelling, to increase the internal living space. The garage door on the front elevation is to be bricked up and replaced with a window. It is also proposed that the height of the garage will be increased from approximately 2.2m to 3m. The proposed materials are to match the existing dwellinghouse and the neighbouring dwelling at 114 Cuckfield Road.

The existing garage is situated within the curtilage of the dwellinghouse and is proposed to be converted for use by the occupants.

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:

DP21 - Transport

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

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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
- Parking Provision
- 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.'

The proposal is seeking permission for the conversion of the existing garage to a habitable space comprising of a kitchen integrated into the main dwelling. Externally, to the front elevation, the existing garage door will be replaced by a window in materials to match the existing dwelling, therefore addressing and maintaining the character of the area. The conversion of the garage will include an increase to the height of the existing garage. The height of the garage will exceed the height of the eaves of the existing dwelling. The garage is sited on the side elevation of the property, and is visible from the public domain.

Currently the garages match in terms of height, so the increase in height will result in a difference between the two and the symmetry of the pair of garages will be lost. As the garage is set back from the front elevation of the property, it is considered that the impact of the increased height of the garage is acceptable. The impact to the roofline of the dwelling will be minimal as there is currently a porch over the front door which is integrated into the existing roofline. As the impact to the roofline of the dwelling will be behind the porch over the front door, the visual impact of the alteration to the roofline, as seen from the public domain will be minimal.

Therefore, in terms of character and design, the proposal complies with policy DP26 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

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 proposed window to the front elevation of the garage and the door proposed at the rear of the garage will not have any direct views into neighbouring property private amenity spaces. Therefore, it is considered that the proposal would not cause significant harm to the amenities of nearby residents in terms of overlooking, 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 policy DP26 of the Mid Sussex District Plan.

Parking provision

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides*

adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;’.

It is noted that the proposal would result in the loss of one parking space associated with the dwelling. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. It has been confirmed that the property currently has two bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 2-bedroom dwelling in this location that 1.7 parking spaces should be provided.

There is an external parking space in front of the garage and on the driveway to accommodate two cars, which would remain. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact. Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 or cause a highway safety issue from the loss of the garage parking. Therefore, the proposal complies with policies DP21 and DP26 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford