

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                          |                                        |             |
|----------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------|-------------|
| <b>Ref. No:</b>                              | DM/26/0193                                                                               | <b>Case Officer:</b>                   | Anna Tidey  |
| <b>Application Type:</b>                     | Lawful Development Certificate -Proposed                                                 |                                        |             |
| <b>Proposal:</b>                             | Proposed single storey extension                                                         |                                        |             |
| <b>Site:</b>                                 | The Old Packing Shed, 87 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AE, , |                                        |             |
| <b>Validation Date</b>                       | 27 Jan 2026                                                                              | <b>Overall Expiry Date:</b>            | 26 Feb 2026 |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                          | <b>Pre-Com Conditions Date Agreed:</b> |             |
| <b>Recommendation:</b>                       | Permission                                                                               | <b>Recommendation Date:</b>            | 20 Mar 2026 |
| <b>Target Date:</b>                          | 24 Mar 2026                                                                              | <b>Recommending Officer Signature:</b> | Anna Tidey  |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |               |              |             |
|------------------------------|---------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | Joanne Fisher | <b>Date:</b> | 23 Mar 2026 |
| <b>Comments:</b>             |               |              |             |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/26/0193**

**The Old Packing Shed, 87 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AE,  
Proposed single storey extension  
Peter Brooker**

### **CONSULTATIONS**

Hurstpierpoint Parish Council: No comment.

Southern Water: The development site is not located within Southern Water's statutory area for water supply services. South East Water are the relevant statutory undertaker. Southern Water has no objections to this proposal.

### **SUMMARY OF REPRESENTATIONS**

None received.

### **INTRODUCTION**

This application seeks a Lawful Development Certificate for a single storey extension at the rear of a single storey dwelling, known as The Old Packing Shed at No 87 College Lane in Hurstpierpoint.

### **RELEVANT PLANNING HISTORY**

DM/19/2540. Variation of condition 2 of planning permission DM/15/1982 (allowed on appeal ref: APP/D3830/W/15/3139204) to substitute Drawing no. 429.03B (in place of 429.03A) showing the development that has been implemented. Approved August 2019.

DM/15/1982. Proposed conversion of existing packing shed to one bedroom C3 residential dwelling. Refused August 2015. Appeal Allowed May 2016.

### **SITE AND SURROUNDINGS**

The Old Packing Shed is a single storey one bed dwelling located off a narrow access track on the east side of College Lane, outside the boundary of the Hurst Wickham Conservation Area and outside, but abutting, the built up area boundary of Hurstpierpoint.

The property has a series of low gabled rooflines and is single storey in form, with an associated patio along the rear elevation. The property is orientated to face north, with a linear east/west layout. The garden is located to the south of the property, and this extends along the rear elevations of eight properties on College Lane (odd Nos 71 to 85).

The walls of the existing dwelling are on a brick base and externally clad in horizontal Cedar cladding, which has weathered to a silver colour, white painted timber windows and roofs finished in a Welsh slate.

### **APPLICATION DETAILS**

The submitted plans show the addition of an L shaped conservatory addition on the south elevation of the building, extending to the rear of the entrance porch and along the rear wall of the open plan lounge, being accessed from that room via an existing rear glazed doorway.

The extension will extend a minimum of 1.4m and a maximum of 3m deep from the rear wall of the dwelling and will extend over part of the rear patio. The full width of the addition measures 6.5m. It is to

be constructed in materials to match the main dwelling, with part wooden clad walls on a brick base, and white painted double glazing below a gabled, part slate and part glazed roof, with eaves at a height of 2.5m and the ridge at a height of 3m, set down from the main ridgeline on the property. Two rooflights are proposed in the northern facing roof slope of the addition, facing the valley roof gutter to be formed between the existing dwelling and the extension. A pair of French doors in the south elevation will lead onto the existing patio and to the stepped access to the higher level rear garden.

## **LIST OF POLICIES**

This application is to establish whether the proposed development would benefit from permitted development rights and will be a legal decision; planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Part 1 Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

### **Permitted Development**

#### **Class A - enlargement, improvement or other alteration of a dwellinghouse**

The enlargement, improvement or other alteration of a dwellinghouse.

#### **Development not permitted**

A.1 Development is not permitted by Class A if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
  - (i) forms the principal elevation of the original dwellinghouse; or
  - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
  - (ii) exceed 4 metres in height;
- (g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;
- (h) the enlarged part of the dwellinghouse would have more than a single storey and—
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
  - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
  - (i) exceed 4 metres in height,
  - (ii) have more than a single storey, or
  - (iii) have a width greater than half the width of the original dwellinghouse;

- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
- (k) it would consist of or include—
- (i) the construction or provision of a verandah, balcony or raised platform,
  - (ii) the installation, alteration or replacement of a microwave antenna,
  - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (iv) an alteration to any part of the roof of the dwellinghouse.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

## **Conditions**

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
  - (i) obscure-glazed, and
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- (c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

## **ASSESSMENT**

The site is not within Article 2(3) land or subject to an Article 4 Direction. The planning history of the site has been checked and the permitted development rights are understood to be intact.

The entirety of the development is within the curtilage of the dwellinghouse. The positioning, height, width and depth of the proposed extension complies with the above permitted development criteria. The application details that the external materials proposed for the construction of the extension will be of a similar appearance to those of the existing dwelling.

The proposed development is deemed to comply with the applicable permitted development criteria as set out within Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

On this basis it is recommended that the Lawful Development Certificate is issued.

Decision:       Permission

Case Officer: Anna Tidey