

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0114	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Triple Garage with room over.		
Site:	The Old House, Mill Lane, Sayers Common, Hassocks, West Sussex, BN6 9HL, ,		
Validation Date	23 Jan 2026	Overall Expiry Date:	19 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Mar 2026
Target Date:	20 Mar 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	23 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0114

**The Old House, Mill Lane, Sayers Common, Hassocks, West Sussex, BN6 9HL,
Triple Garage with room over.
Edwin Young**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Drainage: No Objection.

Southern Water: No Objection

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

The application seeks planning permission to demolish an existing outbuilding and construction of a triple bay garage with room above.

RELEVANT PLANNING HISTORY

01/00521/FUL - New kitchen extension and erection of new garage. Amended plans received 5.6.01 showing amendment to the size of the proposed garage with the addition of a workshop / store and covered wood store. Permission.

DM/22/2987 - Proposed private equestrian development of four stables, hay store, wash down bay and track/feed room. Permission.

DM/25/0851 - Proposed car port. Permission.

SITE AND SURROUNDINGS

The application property is located off the north-western side of Mill Lane, within the countryside.

The property consists of a detached two storey farmhouse constructed from brick and clay tiles, with a second residential dwelling to the side that was converted from a barn. The properties are accessed off Mill Lane by an extended driveway with open fields on either side. This access also includes a public footpath that extends up part of the access. The existing dwellings have traditional forms and designs with a shared parking area and carport. To the southern side of the parking area is existing stables.

The locality is characterised by loose knit sporadic residential and equestrian properties with open fields and areas of woodland. The highway is lined by mature hedging which partly obscures properties from public views and contributes to the verdant character of the area.

APPLICATION DETAILS

The application seeks planning permission for the demolition of an existing car port and construction of a three-bay garage with room above. The building will be located to the east of the dwellings and have a

width and depth of 13.40 metres and 6.40 metres. The building will have a pitched roof with an eaves height of 3.65 metres and an overall height of 6.80 metres.

The ground floor will have 3 parking spaces and on the west end of the building will be a workshop/storeroom. The building will have a gym/games room upstairs which will be accessed by a door on the front. On both the front (south) and rear (north) elevations there will be 3 no. dormers with a width and depth of 1.60 metres and 1.50 metres. The dormers will have hipped roofs with an eaves height of 1.50 metres and an overall height of 2.30 metres.

The building will be constructed from a faced brick plinth with timber cladding and a plain tile roof.

Plans were amended to separate the workshop/storeroom and the gym/games room so that they were not internally connected.

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 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 the Countryside

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 Neighbourhood Plan (made March 2015)

Relevant policies:

HurstC1 - Conserving and enhancing character

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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
DPC1 - Protection and Enhancement of the Countryside
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

Ministerial Statement and Design Guide

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Impact on character of area
- Impact on neighbouring properties
- Other matters
- Biodiversity Net Gain

Design and Impact on character of area

Policy DP12 of the Mid Sussex District Plan in part states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Policy HurstC1 of the Neighbourhood Plan States:

'Development, including formal sports and recreation areas, will be permitted in the countryside, where:
o *It comprises an appropriate countryside use;*
o *It maintains or where possible enhances the quality of the rural and landscape character of the Parish area;*
o *In the South Downs National Park, policy HurstC2 will take precedent.'*

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 proposed carport is large in scale, however it is of an acceptable design and form to the character of the area. The carport would be constructed from materials similar in appearance to surrounding buildings and would potentially only be partially visible at most from the highway approximately 150 metres away. The building would be visible from the public footpath that extends up the driveway. The proposed building would be slightly larger than the combined footprint of the existing building and previously approved 2 bay carport in application DM/25/0851.

As such, the proposal is considered appropriate in terms of design, form and scale and should not detract from the rural character of the area, thereby according with policies DP12 and DP26 of the Mid Sussex District Plan and policy HurstC1 of the Hurstpierpoint and Sayers Common Neighbourhood plan

Impact on neighbouring properties

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 outbuilding will be located approximately 3.8 metres from The Old Barn, however it is replacing an existing outbuilding and will have no openings facing in towards the property. Additionally, the Old barn consists of a timber clad wall and pitched roof with no openings along that side. The garage building will face onto the existing parking area to the front and open fields to the rear and has no views towards neighbouring properties.

The proposal will therefore not create significant harm to neighbouring amenities and considered to comply with policy DP26 of the Mid Sussex District Plan.

Impact on Parking Provision

Policy DP21 in part states:

'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;'

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4+ bedroom dwelling in Parking Behaviour Zone is 2.7 off-street parking spaces.

The dwelling has space for 3+ cars. The proposal will create 2 additional spaces and therefore further increase available parking. The proposal therefore is considered to comply with policy DP21 of the District Plan

Other Matters

The Drainage Officer has commented on the application raising no objection, with drainage to be managed via building regulations.

Southern water have commented on the application and state the site is not within Southern Waters statutory area however state no surface water should be disposed of into public foul sewer and must comply with hierarchy H3 of Building Regulations.

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 acceptable in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP21 and DP26, policy HurstC1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies