

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3230	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed loft conversion and extension to form first floor accommodation and external claddings and alterations.		
Site:	96 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AJ, , ,		
Validation Date	19 Dec 2025	Overall Expiry Date:	13 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Feb 2026
Target Date:	13 Feb 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	13 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3230

**96 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AJ, ,
Proposed loft conversion and extension to form first floor accommodation and external
claddings and alterations.
Mr And Mrs Catherall**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint & Sayers Common Parish Council: The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks planning permission for a proposed loft conversion and extension to form first floor accommodation, with associated new external claddings and alterations at No 96 College Lane in Hurstpierpoint.

RELEVANT PLANNING HISTORY

None found.

SITE AND SURROUNDINGS

No 96 College Lane is one in a row of four (originally) similar designed link detached bungalows on the western side of College Lane on the Hurst Wickham side of the village. The site lies some 100m to the north of the Hurst Wickham Conservation Area boundary, and within linear residential development which extends along College Lane.

The property has been extended at the rear by the addition of a 3.5m deep by a full width (8.4m wide) single storey flat roofed extension which provides access onto an existing rear paved patio area.

The bungalow has a projecting front gable and the main hipped roof finished in concrete tiles. The external walls of the single storey building are finished in brickwork and the front gable has white horizontal upvc cladding. The windows are white upvc.

To the north of No 96 is a similarly designed bungalow, at No 98, which has been extended at the rear with a modest sunroom addition. Beyond that there is an extended bungalow, at No 100, which has been enlarged to create a first floor within an extended gabled roofline with dormer additions, in a similar style to that proposed under the current application. No 100 was the subject of a recent application under DM/24/2587.

The chalet style dwelling at No 94, to the south of the current site at No 96, has also been the subject of a recent planning application, under DM/21/1792, for works to add a two storey rear extension, a first floor side extension and dormer and roof additions. The property at No 94 is sited forward of No 96 and

has two large side dormers facing north towards No 96. The front dormer of the two contains two windows which serve a landing and shower room. They are fitted with obscured glass, as are the ground floor windows below this. The dormer behind this also contains an obscure glazed window, which is a secondary window serving bedroom, which faces over the roof slope of the existing bungalow at No 96. There is a narrow pedestrian path along the southern elevation of the bungalow at No 96, located next to the close board boundary fence with No 94, which provides access to the rear garden.

The bungalow at No 96 College Lane enjoys off road parking on a private driveway to the front. This provides access to the attached single garage. There is a long back garden at the rear, which extends towards woodland located to the west.

The site is within the built-up area of Hurstpierpoint.

APPLICATION DETAILS

This application seeks planning permission for the extension of the roof of the bungalow at the front and rear to add a new gabled roofline, set off the existing eaves level, and extending to the height of the existing ridge. The new first floor will extend over the footprint of the existing rear single storey extension.

The proposed plans also show the addition of a number of new rooflights (four on the extended northern facing roof slope and one on the southern facing roof slope) and the addition of a new 6.3m wide by 2.1m high dormer addition with a crown roofline on the southern facing roof slope. The front facing gable would contain a new first floor window to serve one of the two new bedrooms. The rear facing first floor gable is shown to be glazed and would contain a pair of French doors and a glazed Juliette balcony to serve a second first floor bedroom.

The proposed first floor will accommodate two bedrooms, each with an ensuite shower/bathroom and a designated dressing area with built in wardrobes. The new first floor will be served by a landing off a new staircase created off the central hallway. The proposed dormer window will provide headroom to serve the new stairs and provide space for the ensuite bathroom for Bedroom 2.

The submitted plans show much of the existing ground floor room layout to be unaltered, with the front three bedrooms retained, as well as the lounge and the attached flat roofed garage, which will remain unaltered.

A new 2m deep by 2m wide porch, with an associated covered canopy projection, will be created below the new front gabled roofline at the front of the extended property. A new front door will be installed in the porch addition. An existing conifer and shrub/planting will need to be removed to allow for the addition.

A new open plan kitchen, dining and family room is to be created at the rear of the ground floor, by removing internal walls and a separate utility room will be formed from part of the former kitchen space.

External alterations include a change of materials for the walls, roofs and fenestration. The application form and submitted plans show the brick walls to be altered with the application of a smooth render above a retained brickwork splash course, the existing and new gable ends and vertical dormer faces to be finished with vertical timber cladding, and the use of double glazed casement windows with dark grey/black colour wrapped finish.

The existing chimney is to be retained and raised in height to allow for the inclusion of tray inserts.

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, the Hurstpierpoint & Sayers Common Neighbourhood Plan and Site Allocations DPD.

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 Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Hurstpierpoint & Sayers Common Neighbourhood Plan, made March 2015.

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:

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 residential amenities
- Biodiversity Net Gain

Design and character

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 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 DP29);*
- * 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.'*

In addition, the Council's Design Guide Supplementary Planning Document is a material planning consideration. Design principles DG49, DG50 and DG51 are deemed relevant to this determination.

Design Guide Principle DG49 refers to domestic extensions and states:

'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.'

Principle DG50 of the Mid Sussex Design Guide SPD relates specifically to front extensions states the following:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property'.

The proposed porch addition is modest in size, as recommended by principle DG50 of the Mid Sussex Design Guide. The porch will be set behind the prominent front gable, and below the new roof gable addition. The porch addition will not appear out of character in the street scene.

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions 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'.

There are other additions to the rear elevations of other bungalows and dwellings on this part of College Lane. The ground floor addition at No 96 is already in place for the proposed first floor addition to be constructed over.

The design, size and scale of the proposed rear extensions are considered to be in keeping with the existing dwelling. The rear extensions will not be visible from the street scene and the materials used will ensure that it relates in a sympathetic manner to the existing and surrounding dwellings.

With reference to roof enlargement specifically, principle DG52 of the Mid Sussex Design Guide SPD in part states:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.'

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

This principle also includes reference to further dormer window guidance in Chapter 6 of the Design Guide under sections 6.3.5 to 6.3.7 which state:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.'

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.'

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line'.

The proposed enlargements to the roof form would not extend above the height of the existing ridgeline of the dwelling and would reflect similar extended roof forms and dormer additions in close proximity of No 96, notably at Nos 94 and 100 College Lane.

The proposed side dormer on the southern roof slope has a crown roof, with a hipped roof form to include tiling to match that on the main extended roofline. The height of the dormer is set down from the main ridge, the depth is limited to the window height and set at a reasonable height on the extended roof area. Whilst it is wide, it will not dominate the overall roof slope area.

The proposed roof alterations and dormer addition are therefore considered to accord with the aims of Design Guide principle DG52 and associated paragraphs of the Mid Sussex Design Guide. Therefore, the proposal is considered to comply with Policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD in terms of character and design.

Impact on residential amenities

District Plan Policy DP26 requires 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.'*

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The proposed extensions would enlarge the roof area at No 96. The bungalow is sited to the rear of the extended two storey chalet bungalow at No 94, which is located to the south, and is level with the single storey property to the north at No 98.

Consideration has been given to the impact of the development upon the privacy, outlook, daylight and sunlight of the immediate residents.

No 96 is sited to the north of No 94, and the footprint of the dwelling is located on a lower ground level and further back on the plot. There are substantial dormer roof additions at No 94 which are prominent in views from the front garden and side access pathway at No 96. The windows in those dormers are obscure glazed and this glazing is required to be retained as such by a planning condition on the approval granted by DM/21/1792, to protect the neighbouring amenities.

The proposed southern facing dormer at No 96 will be centrally located on the extended roof slope, and the submitted plans indicate that the two windows within the addition will be obscured glazed to a height of 1.7m above the finished floor level and will contain top opening fanlights only.

It is considered that given the dormer will serve an ensuite and light a stairway, and will be seen from the rear garden of No 94 against the southern facing roof slope of No 96, it is considered that it would not cause significant harm to the amenities of this neighbouring property. Similarly the gable additions to the roof at the front and rear of the property will not adversely affect the amenities of the occupiers of No 94.

In terms of the impact of the proposed additions upon the occupiers of No 98 College Lane, it is relevant that No 98 is sited to the north of No 96, and will currently enjoy views over the ground floor flat roof on the extension at the rear of No 96. The extended gable to the front and rear of No 96 will add to the bulk of the dwelling at roof level, but will not exceed the existing building height, or change the angle of the roof slope, which extends away from No 98. It is therefore considered that the residential amenities of the occupiers of No 98 College Lane will not be significantly affected by the proposal.

The proposal is considered to comply with Policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD with regard to the impact upon residential amenities.

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

It is considered that the proposal accords with the aims of Policy DP26 of the District Plan and relevant Design Guide and NPPF guidance.

The proposal is considered to reflect other nearby additions to bungalows and chalet bungalows on this part of College Lane. The additions will not be out of character and scale of the existing and surrounding buildings and would not cause unacceptable harm to the amenities of neighbouring properties.

Therefore, the proposal complies with Policy DP26 of the Mid Sussex District Plan, principles DG49, DG50, DG51 and DG52 of the MSDC Design Guide SPD and with the relevant provisions of the NPPF.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey