

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2545	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed two storey extension to the side of the property and replacement garage.		
Site:	3 Cottage Homes, Truslers Hill Lane, Albourne, Hassocks, West Sussex, BN6 9JL, ,		
Validation Date	23 Dec 2025	Overall Expiry Date:	11 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Feb 2026
Target Date:	17 Feb 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	17 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2545

**3 Cottage Homes, Truslers Hill Lane, Albourne, Hassocks, West Sussex, BN6 9JL,
Proposed two storey extension to the side of the property and replacement garage.
Mr C Howes**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water: The development site is not located within Southern Water's statutory area for water supply services. Please contact South East Water who are the relevant statutory undertaker.

SE Water: No comments received.

Flood Risk & Drainage Team: We understand the proposed application is for a two-storey extension to the side of the property and replacement garage.

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low to high surface water flood risk (comparable to flood zones 1 and 3b) for the present day (2025).

The replacement garage is located within an area of very low risk of surface water flooding, while the two-storey side extension is located within an area at high risk of surface water flooding, which is associated with an isolated low spot and not a flow path.

The proposed application is a minor development and fits within the Environment Agency (EA) Standing Advice.

We have no objection to the proposed development on flood risk grounds. This is subject to the proposed development incorporating all flood mitigation and resilience measures set out within the submitted Flood Risk & Drainage Strategy Report (dated October 2025 by Dixon Hurst), including finished floor levels.

As an advisory, we would suggest the Applicant considers extra 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.

PARISH COUNCIL OBSERVATIONS

Albourne Parish Council has no objections to this application, subject to appropriate conditions that address the known surface water flooding problems in this area, which will only otherwise be exacerbated by new building on the subject property.

INTRODUCTION

This application seeks planning permission to construct a two storey extension to the side of the house and a replacement garage at No 3 Cottage Homes, off Truslers Hill Lane, Albourne.

RELEVANT PLANNING HISTORY

02/00827/FUL. Proposed conservatory. Approved June 2002.

AE/005/88. Conservatory/Sunlounge. Approved April 1988.

AE/008/77. Vehicular access. Approved October 1977.

SITE AND SURROUNDINGS

No 3 Cottage Homes is a one/two bed brick built semi-detached house located on the western side of Truslers Hill Road. The house is next door to an enlarged house (formerly Nos 1 and 2 Cottage Homes), now in use as a single dwelling, which has been extended. The cottages are located at the northern end of Truslers Hill Road and close to the road junction with the B2116 Henfield Road.

The house at No 3 is located in a large garden plot and has been extended to the side and rear with single storey additions. The house benefits from a gated vehicular access on a separate garden area to the south of the house with off road parking space and a separate timber garage/store.

The garden area backs onto adjacent farmland to the west. Areas in the garden to the west and south of the house lie in low to high surface water flood risk areas, as identified on the Risk of Flooding from Surface Water mapping for 2025.

APPLICATION DETAILS

This application seeks planning permission for the construction of a two storey side extension, extending partly over the footprint of an existing ground floor garden room and side/rear additions, linking onto the existing single storey utility room and conservatory additions at the rear of the house.

The submitted plans show the extension to measure 4.8m wide from the southern wall of the house and to a depth of 9.5m. The addition will include a single storey section on the front (east) facing elevation, extending off the existing crown roofline of a single storey side extension, which accommodates an existing ground floor lounge. A length of lean to roof is proposed across the frontage of the extension at ground floor level, and a hipped roofline is proposed over two storey addition.

Externally the extensions will be constructed in stock brick. A plain tiled crown roof is proposed on the two storey extension. Additional existing and proposed roof plans have been submitted to show how the roof forms of the additions will be constructed off the existing hipped and flat roof forms on the extended house. Matching Georgian style windows are proposed in the extension at ground and first floor.

Changes are proposed as a result of the extensions and internal alterations, which include the removal of internal walls, to alter the ground floor layout of the property. An open plan kitchen/ family room will be formed by the removal of the internal walls between the existing kitchen, dining room, conservatory and reception room. A new 2.8m wide by 1m deep glazed lantern light is proposed in a new flat roof at ground floor level over the conservatory which is also shown to be adapted to include 3.5m (approx.) wide full height glazed bifold doors, to access the rear garden.

A new access stair is to be created off an enlarged access hallway. The ground floor bathroom, larder and coat cupboard is shown to be adapted into a new utility and shower room and the current utility room at the rear of the house will provide access into the new drawing room in the side addition. The drawing room will be lit by windows in the front and south facing sides a a full height glazed set of bifold doors in the west facing elevation. A current doorway between the front door access and the lounge will be

blocked up and that room will form a snug off the new extension. A second access staircase will be constructed to lead from the drawing room to the first floor.

At first floor level the current bedroom layout will be altered to create two bedrooms with a shared bathroom off the relocated staircase. The proposed extension will accommodate two further bedrooms, one with an ensuite bathroom, and a separate shower/bathroom.

In addition to the additions and changes to the house the application seeks planning permission for the replacement of the existing garage/outbuilding. This is located on a separate plot of land to the south of the garden with an existing vehicular access and hardstanding for off road parking. The existing garage measures 5.1m wide by 5m deep approximately and contains side hung double doors for vehicular access. It has a shallow pitched roofline, which is a maximum of 2.9m in height.

The proposed replacement garage is shown to be positioned in part over the footprint of the existing garage building, and located off the same hardstanding, facing to the north. The replacement garage building has two access doors and accommodates a double sized garage (6.5m wide by 6.7m deep) and a separate garden and machinery store, with a front pedestrian access door. The proposed building measures 9.9m wide by 6.8m deep approximately. It has a shallow pitched roofline, which is a maximum of 4.5m in height of eaves set at 3.6m in height (approx). The garage building is to be constructed in timber cladding with composite roof sheeting.

The application has been supported by the submission of a Flood risk and drainage strategy.

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 Albourne 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:

DP12 Protection and Enhancement of Countryside
DP26 Character and design
DP41 Flood Risk and Drainage

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

Albourne Neighbourhood Plan - made on 22 September 2016.

Policy Countryside -ALC1: Conserving and enhancing character

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
DPS4 Flood Risk and Drainage
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)

ASSESSMENT

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

- The Principle of Development in the Countryside
- Design
- Impact on residential amenities
- Drainage
- BNG

The Principle of Development in the Countryside

The site lies in an area of open countryside, outside any built up area. The proposed works affect an established residential property and lie within an established residential curtilage.

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there. Policy DP12 is relevant. The policy seeks to protect the countryside from development. Rural development will be permitted where it maintains, or where possible enhances, the quality of the rural and landscape character of the District, and/or is necessary for the purposes of agriculture, or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Policy Countryside -ALC1: Conserving and enhancing character in the Albourne Neighbourhood Plan. Neighbourhood Plan reflects District Plan Policy 12, and states:

'Development, including formal sports and recreation areas will be supported in the countryside, defined as the areas outside the Built up Area Boundary shown on the policy map where the following criteria are met:

- 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;*
- 2. It maintains, or where possible enhances, the quality of the rural and landscape character of the Parish area;*
- 3. It is supported by a specific policy reference elsewhere in this Plan.*
- 4. It is necessary for essential infrastructure and it can be demonstrated that there are no alternative sites suitable and available, and that the benefit outweighs any harm or loss.'*

The proposed extension will increase the living accommodation in the house, and is in keeping in design with the existing property. The garage and store building is for private use, incidental to the use of the house.

Given the overall design, scale and siting of the proposed development within an established residential curtilage, it is considered that the development will not create a harmful impact upon the rural setting of the property or the wider landscape.

The proposal will therefore accord with District Plan Policy DP12 and Policy ALC1 of the Albourne Neighbourhood Plan.

Design

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.'*

The proposed house extensions, whilst significant in overall scale, replace some additional single storey additions and remodel the available accommodation in the property. The roof forms on the additions are lower, and subordinate in form to the modest original cottage. This will allow the original scale and form of the cottage to continue to be read.

The overall design of the proposal is considered acceptable. The construction materials will match those of the original brick built cottage. Given the size of the garden plot in which the property is sited, and the scale of additions to the neighbouring combined/extended property the proposed extensions to the house will not harmfully affect the overall rural character and appearance of the site or public views in the area.

The replacement garage is of a similar form, and will be sited in the same position, as the existing garage building. Whilst the new building is higher and wider than the existing building, the larger gable end will be sited next to the roadside hedgerow, which will largely obscure the building in public vantage points from Truslers Hill Lane.

Consequently the appearance of the proposed works are considered to accord with Policy DP26, Policy ALC1 of the Albourne Neighbourhood Plan and with the relevant Design Guide principles.

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 nearest neighbouring properties are No 1 Cottage Homes, which is the attached house to the north, High Cross House, which is 60m to the east on Henfield Road and Rosevine Cottage, some 100 m to the south.

The neighbouring house at No 1 (formerly Nos 1 and 2 Cottage Homes) has been substantially extended on the front, to the northern side and at the rear with single and two storey additions. It is considered that the proposed extensions and alterations at No 3 will not extend further into the rear garden, will not overlook the neighbours and will not adversely affect the amenities of the neighbouring residents of that property.

Given the distance between No 3 and the other neighbouring properties on Henfield Road and Truslers Hill Lane, and as there is a significant degree of intervening established natural vegetation, ie, trees and hedges, it is considered that the neighbours living in those dwellings will not be affected by the house extension works or the new garage construction and use.

Given the detail of the proposal and the relationship with the neighbouring properties, it is deemed that no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the nearby residents and therefore the proposal accords with the requirements of Policy DP26 of the District Plan, and the relevant principles of the Design Guide.

Drainage

District Plan Policy DP41 is relevant in the determination of the application, as it refers to flood risk and drainage for new development.

The garden to the west and south of the house lie in low to high surface water flood risk areas, as identified on the Risk of Flooding from Surface Water mapping for 2025. This localised flooding is also referred to in the Parish Council comments.

The application has been supported by the submission of a Flood risk and drainage strategy. This concludes that the risk of flooding of the existing and proposed extended building would appear to be low and the proposed redevelopment of the site should not significantly impact flood risk elsewhere.

The Flood Risk and Drainage Team have commented on the application, and their comments are reported above

The application is recommended for approval with a planning condition to require that the development is carried out in accordance with the flood mitigation and resilience measures set out within the submitted Flood Risk & Drainage Strategy Report and a Drainage Informative as recommended by the Flood Risk and Drainage Team, to advise the applicant to refer to EA guidance. With this in place the proposed development works will accord with the aims of District Plan Policy DP41.

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

Given the overall design, scale and siting of the proposed development within an established residential curtilage, it is considered that the development will not create a harmful impact upon the character and appearance of the site, the rural setting of the property or the wider landscape. The proposal will therefore accord with District Plan Policy DP12 and Policy ALC1 of the Albourne Neighbourhood Plan.

The overall design of the proposed house extensions are considered acceptable. The replacement garage is higher and wider than the existing building, but the siting will ensure that boundary screening will largely obscure the building in public vantage points from Truslers Hill Lane. Consequently the appearance of the proposed works are considered to accord with Policy DP26, Policy ALC1 of the Albourne Neighbourhood Plan and with the relevant Design Guide principles.

The neighbouring residents' amenities will not be adversely affected and the proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

Appropriate consideration has been given to the impact of the proposed development works upon surface water flooding issues on the site. Subject to the development being undertaken in accordance with the submitted Flood risk and drainage strategy and with Environment Agency advice the development will accord with the aims of District Plan Policy DP41.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey