



Development Management
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

19 June 2026

Dear Sir/Madam,

RE: Householder Planning Application at: 174 Cuckfield Road, Hurstpierpoint, Hassocks, BN6 9SD | Planning Portal Reference: PP-15024422

We write in support of this householder application for a single storey front extension to the above property. The proposal has been carefully designed to complement the host dwelling and responds directly to the functional needs of the occupiers.

Design and Character

The host dwelling is a semi-detached property of no particular architectural designation or sensitivity. The extension has been designed to reflect the proportions and characteristics of the existing dwelling, incorporating a gable feature to mirror the roofline, brickwork quoins, and a rendered plinth. Materials will largely match the existing fabric, with the exception of an aluminium roof. The scheme is considered to sit comfortably within the context of the property and to represent a modest, well-considered addition.

We acknowledge that front extensions are less common in this locality. However, the property fronts Cuckfield Road, a busy main road, and is separated from the public highway by a well-established hedge over 2 metres in height, which is within the applicant's ownership and is to be retained. This screening severely limits public visibility of the proposed works to incidental and fleeting glimpses. The proposal will not materially affect the character or appearance of the street scene in any meaningful way.

Amenity

The extension is single storey and positioned to the front of the property. There will be no overshadowing, loss of outlook, or reduction in privacy for any neighbouring occupiers. The proposal is not considered to cause any amenity harm.

Parking and Highway

The existing driveway is of sufficient size to accommodate two to three vehicles, and this capacity is maintained following the extension. There is no reduction in off-street parking and no highway safety concern arising from the proposal.

Functional Need

The applicants occupy a their semi-detached property with a large family. They are established local residents with young children, and the property sits within a location that suits their family well, with access to schools and community facilities that they intend to benefit from for many years to come. The extension enables the formation of a full sized bathroom, utility room, and coat and shoe storage, releasing pressure on the internal living accommodation and allowing the dwelling to function appropriately for the size of the household. Extending at the front avoids any further reduction to the rear living space. The proposal therefore supports a settled family remaining in a home and community that works for them, rather than being displaced by a property that cannot meet their needs.

Policy

The proposal is consistent with Policy DP26 of the Mid Sussex District Plan, which supports well-designed householder development that does not cause unacceptable harm to the character of the area or the amenity of neighbouring occupiers. At the national level, the proposal aligns with the objectives of the NPPF, which encourages a presumption in favour of sustainable development and supports proposals that meet the needs of households without conflict with the character of their surroundings.

We respectfully request that the application be approved and are happy to provide any further information the Local Planning Authority may require. Our client is committed to working positively and collaboratively with the Council to achieve the best possible outcome for this site. We welcome the use of planning conditions to secure appropriate details and are happy to engage in pre-commencement discussion on any such conditions prior to their finalisation.

We look forward to the Council's determination and are happy to discuss any aspect of the proposals with the case officer at any time.
Yours faithfully,

Courtney Darby

Director | **DA Design.**

courtney@da.design

DA Design.