

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0802	Case Officer:	Andrew Watt
Application Type:	Householder Application		
Proposal:	Single and first floor rear extensions		
Site:	19 Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB, , ,		
Validation Date	27 Mar 2025	Overall Expiry Date:	23 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 May 2025
Target Date:	22 May 2025	Recommending Officer Signature:	<i>Andrew Watt</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	22 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0802

**19 Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB, ,
Single and first floor rear extensions
Mr Richie Crane**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

NatureSpace Partnership - West Sussex Newt Officer

The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats.

TOWN / PARISH COUNCIL OBSERVATIONS

The committee's recommendation is that MSDC should give permission.

INTRODUCTION

Full planning permission is sought for single and first floor rear extensions.

RELEVANT PLANNING HISTORY

In January 2017, a Lawful Development Certificate was granted for conversion of part of the garage into ground floor WC (DM/16/5497).

SITE AND SURROUNDINGS

The site is a 2-storey hipped-roof, semi-detached dwelling with a part-2-storey and part-single-storey side extension, both with flat roofs, and pitched roof porch to the front. There is also an enlarged flat-roofed bay window at the rear, dating from 1949, according to the property history.

The site is located within the built-up area of Sayers Common within a cul-de-sac exhibiting a variety of styles and extensions. It is designated as a Great Crested Newt - Impact Risk Zone (Red).

APPLICATION DETAILS

Full planning permission is sought for single and first floor rear extensions, which will entail the removal of the existing rear bay window. The existing single-storey element to the side will be extended upwards to match the extension in front of it, and will contain a new Juliet balcony. The cill height of the existing 2 first floor windows on this rear elevation will be reduced to accommodate the new pitched roof of the single-storey rear extension., also containing 3 new rooflights. The extension will measure approximately 4m in depth and run across almost the full width of the property, approximately 8.1m. The facing brickwork will be finished with white render across the three elevations of the property with anthracite grey windows throughout and new folding doors at the rear. Roof tiles will be of concrete, to match those existing.

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 Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Hurstpierpoint and Sayers Common Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP26: Character and Design

Policy DP38: Biodiversity

Site Allocations DPD

The SADPD was adopted on 29 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 (Mar 2015)

Mid Sussex District Council formally 'made' the Hurstpierpoint and Sayers Common Neighbourhood Plan part of the Local Development Plan for the Parish of Hurstpierpoint and Sayers Common as of 18 March 2015. The policies contained therein carry full weight as part of the Development Plan for planning decisions within Hurstpierpoint and Sayers Common.

The site is located within the built-up area of the Neighbourhood Plan area; however, no policies are relevant to this proposal.

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 31 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:

DPN2: Biodiversity Net Gain

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

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 4 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.

Relevant design principles include:

Principle DG49: General principles for extensions

Principle DG50: Front and side extensions

Principle DG51: Rear extensions

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 131 and 135 (design), 187 (conserving and enhancing the natural environment) and 193 (biodiversity and ancient woodland) are considered to be relevant to this application.

ASSESSMENT

Design and visual impact on the character and appearance of the area

Policy DP26 of the Mid Sussex District Plan states (in part):

'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;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *positively addresses sustainability considerations in the layout and the building design;'*

Chapter 9 of the Mid Sussex Design Guide SPD relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling. Principle DG50 relates to front and side extensions and advises that side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. Principle DG51 relates to rear extensions and advises that they should have consideration for the character of the existing building and the relationship with side boundaries and adjacent buildings and gardens.

Both the property and its attached neighbour at no. 20 have 2-storey, flat roofed side extensions, which project forward of the central part of the building and connected by a pitched roof over the front window and original door. No. 20 is rendered on its elevations, while the application property retains its original brickwork.

The proposed first floor extension will in effect infill a section behind the existing 2-storey extension, so will not be visible from the front, although the increased depth (of approximately 2.0m) will be visible when viewed from the street. Nonetheless, given the existing extension and the balance it has with its attached neighbour, it is not considered that this extension would be out of scale with the existing building or harmful to the street scene.

The single-storey extension at the rear is deemed to be appropriate in scale and design in relation to the main house and the majority of the structure would be hidden by the neighbouring single-storey side extension, so would only be visible in the gap between the properties. As such, it would not be considered harmful to the street scene. Although the broken roof form to accommodate the window cills

and the new Juliet balcony would not be particularly sympathetic in design, this would be located at the rear of the property with no public views, therefore on balance, would be deemed acceptable.

The new rendered finish throughout would enhance the appearance of the property and would be in keeping with its attached neighbour, which also has a rendered finish.

Accordingly, it is considered that the proposal would comply with Policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states (in part):

'All applicants will be required to demonstrate 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 main properties affected by the proposal would be 18 and 20 Furzeland Way.

No. 18 is a semi-detached bungalow with flat roofed garage now turned into habitable accommodation. There is a further conservatory and flat roofed extension within the rear garden, resulting in a small courtyard facing the application site and several windows visible. There is a 1.8m high close-boarded fence on the boundary. The proposed first-floor extension would be sited closest to the original flank wall of the neighbouring garage (where there are no windows, albeit this is now habitable accommodation). The depth of the new single-storey extension would extend approximately 2.8m from the rear face of this nearest neighbouring structure. Although the extension would be sited due south of it, there would be a gap of approximately 3.3m between them, and the remaining windows facing towards the site would not be deemed to be adversely affected by an overbearing structure resulting in a significantly harmful loss of light. This is because there would remain uninterrupted views to the south-west and west from these windows. There would be no mutual loss of privacy between these properties, even with a proposed ground floor WC/shower room window, so given the boundary fence, it is not considered necessary to condition any permission to ensure that the ground floor window is obscure glazed.

No. 20 is the other half of this pair of semi-detached property and has not been extended further rearwards closest to the boundary. There is a ground floor window beyond the 1.8m high close-boarded fence. The proposed single-storey extension, while 4m in depth and close to the boundary (about 0.3m away), would not be deemed to result in any significant loss of light to the neighbouring occupants, given the height and the orientation due north.

Accordingly, the scheme would comply with Policy DP26 of the Mid Sussex District Plan.

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.

Other matters

The site is located within a designated Great Crested Newt - Impact Risk Zone (Red). The West Sussex Newt Officer has been consulted but did not have any adverse comments to make. Accordingly there would be no conflict with biodiversity legislation, policy and guidance.

PLANNING BALANCE AND CONCLUSION

The application is deemed to be of an appropriate scale and design in relation to the existing house and street scene, and would not cause significant detriment to surrounding residents. There would be no harm to biodiversity. Accordingly it is considered that the proposed development would comply with Policies DP26 and DP38 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt