

## Delegated Decision

### Sign off Sheet

|                                              |                                                                          |                                        |                    |
|----------------------------------------------|--------------------------------------------------------------------------|----------------------------------------|--------------------|
| <b>Ref. No:</b>                              | DM/25/0468                                                               | <b>Case Officer:</b>                   | Andrew Watt        |
| <b>Application Type:</b>                     | Householder Application                                                  |                                        |                    |
| <b>Proposal:</b>                             | Single storey rear extension (part retrospective)                        |                                        |                    |
| <b>Site:</b>                                 | 12 St Georges Place, Hurstpierpoint, Hassocks, West Sussex, BN6 9QT, , , |                                        |                    |
| <b>Validation Date</b>                       | 24 Feb 2025                                                              | <b>Overall Expiry Date:</b>            | 21 Mar 2025        |
| <b>Pre-Commencement Conditions Required:</b> |                                                                          | <b>Pre-Com Conditions Date Agreed:</b> |                    |
| <b>Recommendation:</b>                       | Permission                                                               | <b>Recommendation Date:</b>            | 17 Apr 2025        |
| <b>Target Date:</b>                          | 21 Apr 2025                                                              | <b>Recommending Officer Signature:</b> | <i>Andrew Watt</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                        |              |             |
|------------------------------|------------------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | <i>Stephen Ashdown</i> | <b>Date:</b> | 17 Apr 2025 |
| <b>Comments:</b>             |                        |              |             |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/25/0468**

**12 St Georges Place, Hurstpierpoint, Hassocks, West Sussex, BN6 9QT, ,  
Single storey rear extension (part retrospective)  
Mr Zoltan Bryant**

### **SUMMARY OF REPRESENTATIONS**

None.

### **SUMMARY OF CONSULTEES**

#### **Southern Water**

Information regarding Build Over applications, how to dispose of surface water, connections to the public sewerage system and investigation of sewers.

### **TOWN / PARISH COUNCIL OBSERVATIONS**

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

### **INTRODUCTION**

Full planning permission is sought for a single-storey rear extension. Works are well underway, with the underlying structure complete, including rooflights, but windows and doors still to be installed and finishing details to be applied externally.

### **RELEVANT PLANNING HISTORY**

In June 2017, planning permission was granted for a proposed first floor front dormer (DM/17/1607).

In January 2021, planning permission was granted for the demolition of existing conservatory and erection of new single storey rear extension. (DM/20/4552). This permission was not implemented and lapsed.

In June 2024, planning permission was granted for a single-storey rear extension (DM/24/0834). This permission is extant.

### **SITE AND SURROUNDINGS**

12 St George's Place is a semi-detached bungalow, with loft conversion and accommodation arranged in the roofspace lit by a dormer to the front and a large box dormer to the rear. The property is located within a cul-de-sac consisting of a range of dwellings and within the built-up area of Hurstpierpoint. It is also designated as a Great Crested Newt Impact Risk Zone (Red).

### **APPLICATION DETAILS**

Full planning permission is sought for a single-storey rear extension. Works are well underway, with the underlying structure complete, including rooflights, but windows and doors still to be installed and finishing details to be applied externally.

The siting and footprint of the extension are as per the previously approved extension, i.e. approximately 7.7m in width and between 4.5m and 4.8m in depth. The height will be the same as previously approved, i.e. approximately 3m, but the roof form will be different, with a solid deep eaves to the rear

and side elevations, rather than a brise soleil. Elevationally, there will be a window and folding doors on the rear elevation and folding doors, window and door to the side elevation. There will be 3 rooflights above. Finishing materials will be a white render finish and windows, doors, fascia and downpipe in grey aluminium, RAL7016.

## **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:

DPN1: Biodiversity, Geodiversity and Nature Recovery  
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 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 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.

It should be noted that the previous planning permission was for a single-storey, flat-roofed extension measuring 7.7m in width, 4.5m-4.8m in depth and 3.0m in height (identical to the current dimensions). The key difference was that this extension was to be finished in cedar cladding with a brise soleil. The lapsed permission before that sought to use matching materials (i.e. brick). Now the extension will be finished with white render and featuring a solid overhanging eaves.

Therefore, as before, the extension is considered to be of an appropriate scale in relation to the existing property and surrounding character. Although the finished materials will be different to the main dwelling, the extension is sited at the rear of the property, so is not visible from the public realm. However, while the side overhang of the eaves can be glimpsed from the street, it is not considered to be out of keeping. On this basis, the design is considered to be acceptable in its own right, as a modern piece of architecture, and in relation to the main dwelling. Accordingly, it is considered that the extension complies 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 development are 11 St George's Place to the east and 13 St George's Place to the west.

No. 11 is oriented perpendicular to the site with garage to the front, adjacent to the shared boundary. This property is well screened by a 2.5m high Beech hedge, so it is not considered that the extension harms the amenities of these neighbouring occupants in terms of being overbearing or being overlooked by the proposed ground floor side window or doors.

No. 13 is the other half of this pair of semi-detached properties, which itself has a single-storey rear conservatory to the same depth as the former conservatory at no. 12 and up to the shared boundary. The extension projects a further 1.7m beyond this extension, but this is not considered to be an overbearing impact to these neighbouring occupants. In addition, there is no encroachment onto the neighbouring boundary.

Accordingly, the scheme complies 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**

Southern Water has provided a consultation response, which an informative is added for the applicant to take note of.

The site is located within a designated Great Crested Newt - Impact Risk Zone (Red). However, having regard to the nature of the application, it is unlikely to have an impact on newts and 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 does not cause significant detriment to surrounding residents. There would be no harm to biodiversity. Accordingly it is considered that the development complies 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