

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1542	Case Officer:	Andrew Watt
Application Type:	Householder Application		
Proposal:	Proposed single storey front extension		
Site:	174 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9SD, , ,		
Validation Date	22 Jun 2026	Overall Expiry Date:	15 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Aug 2026
Target Date:	17 Aug 2026	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:	17 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1542

**174 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9SD, ,
Proposed single storey front extension
Mr And Mrs King**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

TOWN / PARISH COUNCIL OBSERVATIONS

The Committee recommends that MSDC grant permission.

INTRODUCTION

Full planning permission is sought for a proposed single-storey front extension.

RELEVANT PLANNING HISTORY

In June 2024, planning permission was granted for a part single-storey / part 2-storey rear extension (DM/24/0122).

SITE AND SURROUNDINGS

The site is a 2-storey semi-detached dwelling with a combined 2-storey and single-storey rear extension. Elevations are brick and painted rough render walls beneath concrete tiled roofs and a simple flat roof canopy over the front door.

The site is located within the built-up area of Hurstpierpoint, surrounded by residential properties plus a fire station directly opposite. It is also designated as a Great Crested Zone Impact Risk Zone (Amber and Red).

APPLICATION DETAILS

Full planning permission is sought for a proposed single-storey front extension. It will be sited in front of the existing rear projection flush with the flank elevation and furthest away from the adjoining neighbouring property. It will measure approximately 5.7m in width, and to a maximum of 3.2m in depth and 3.4m in height. Walls will be of brickwork with quoin detailing and 2 aluminium framed windows and door to the front beneath a standing seam aluminium roof.

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.

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time 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 DG50: Front and side extensions

National Planning Policy Framework (NPPF) (Dec 2024)

ASSESSMENT

Design and impact on the character and appearance of the area

Policy DP26 of the Mid Sussex District Plan aims to ensure that all development is well designed and reflects the distinctive character of towns and villages while being sensitive to the countryside.

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 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. In addition, it states that 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 application property is sited on the corner of the junction with Chalkers Lane. It is of a similar style to most of the properties along this side of Cuckfield Road, where they originally backed onto open land (now developed) or to the recreation ground. Projecting 2-storey front gables to each pair are either topped with hipped or gabled roof forms and porches are simple, open canopies, predominantly with flat roofs cantilevered to the facing walls.

Properties immediately opposite are Victorian, semi-detached dwellings with a variety of designs and a small number of modest front extensions. Directly opposite is a fire station with yard and tower in front and next to that a single-storey industrial unit with hardstanding parking to the front. Immediately adjacent to this are a group of semi-detached dwellings, with the nearest one (201 Cuckfield Road) having a large, lean-to front extension.

The proposed extension is acknowledged as being relatively large. However, the property in effect stands at the end of the row of dwellings along Cuckfield Road before the junction with Chalkers Lane. There is a very generous gap to the next door property at no. 176, which is aligned with the angle of Chalkers Lane and consequently has a triangular-shaped plot and limited visual connection with the application site. There is good screening of the application property from the street and the junction with Chalkers Lane by an existing mature evergreen hedge to the front (which is characteristic of this part of Cuckfield Road) and semi-mature trees and shrubs, mainly in the neighbouring garden.

For these reasons, it is considered that there will be a more limited opportunity for viewing the proposed extension than for the other properties along this part of the road, given that it is relatively enclosed by existing vegetation. The street scene is relatively mixed in styles of properties and facing materials, despite a similarity of a run of property types as set out above. It is also noted that the application property has been recently extended to the rear, enlarging the depth of the original dwelling in a rearward direction. Yet the visual impact of this has been considerably mitigated by the vegetation in front of it when viewed from Chalkers Lane, and reads as a 'bookend' property in the street scene. Accordingly, it is considered that the proposed front extension, together with the introduction of a modern roofing material, can be accommodated within the application property and can be justified in the street scene. Therefore it 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 seeks to ensure that development does not cause significant harm to the amenities of existing nearby residents and future occupants.

Due to the siting of the extension away from the adjoining neighbouring property at no. 172 and the generous gap and vegetation screen to the property at no. 176, within a triangular-shaped plot, it is not

considered that the single-storey extension would have any overbearing impact on the amenities of neighbouring occupants.

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 (Amber and 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 acceptable 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