

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                               |                                        |                        |
|----------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------|------------------------|
| <b>Ref. No:</b>                              | DM/25/0868                                                                                    | <b>Case Officer:</b>                   | Susan Dubberley        |
| <b>Application Type:</b>                     | Householder Application                                                                       |                                        |                        |
| <b>Proposal:</b>                             | Single storey rear infill extension and partial replacement of existing windows, 2no windows. |                                        |                        |
| <b>Site:</b>                                 | 14 Hassocks Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9QW, , ,                         |                                        |                        |
| <b>Validation Date</b>                       | 17 Apr 2025                                                                                   | <b>Overall Expiry Date:</b>            | 24 Jul 2025            |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                               | <b>Pre-Com Conditions Date Agreed:</b> |                        |
| <b>Recommendation:</b>                       | Permission                                                                                    | <b>Recommendation Date:</b>            | 29 Jul 2025            |
| <b>Target Date:</b>                          | 12 Jun 2025                                                                                   | <b>Recommending Officer Signature:</b> | <i>Susan Dubberley</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 2 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                        |              |             |
|------------------------------|------------------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | <i>Stephen Ashdown</i> | <b>Date:</b> | 30 Jul 2025 |
| <b>Comments:</b>             |                        |              |             |

## MID SUSSEX DISTRICT COUNCIL

**DM/25/0868**

**14 Hassocks Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9QW, ,  
Single storey rear infill extension and partial replacement of existing windows, 2no windows.  
Mr And Mrs Stalley**

### LETTERS OF REPRESENTATION

On letter of objection received:

- o object on safety grounds to the creation of a front driveway.
- o There are already two entrances/exits Tott Lane and Tott Hill and a bus stop. There are horses and riders that use this road and the traffic from Hassocks towards the village often stacks up rapidly on the Halton Shaws corner.
- o The Victorian wall in front is an intrinsic part of an important house and should not be demolished.

### Hurstpierpoint Society

We object to this proposal to create a new front driveway onto the Hassocks Road because of its impact on highway safety and our Conservation Area.

As WSCC have noted in their report of 23 April that the application does not demonstrate adequate visibility splays, which it seems will be difficult to achieve, given the high banks in front of neighbouring properties. Even if these splays can be achieved by negotiation, this will have a deleterious effect on the street scene and compromise highway safety.

Currently these grassy banks along this part of Hassocks Rd. create a relatively rural impression, which to a degree will be "suburbanised" if this application is approved, We would also say that the Victorian wall, gate and verdant grassy bank contribute to the Conservation Area.

### SUMMARY OF CONSULTEES

**Conservation Officer:** Objects;

In summary, although some aspects of the current proposal are not considered contentious in principle, others are considered to be harmful to the character and appearance of the Hurstpierpoint Conservation Area, and should be either withdrawn from the scheme, in the case of the proposed vehicle entrance and off street parking adjacent to Hassocks Road, or amended.

### WSCC Highways:

The applicant is requested to demonstrate visibility for the proposed access point, taken from 2.4m back (y distance) from the proposed access point, and splays of 43m (x distance) drawn in both directions to the nearside edge of the carriageway. Visibility splays must only be drawn within land in control of the applicant and/or publicly maintained highway. Splays that pass through third-party land will not be considered suitable.

### Amended plans

The revised plans have now omitted the proposed access point from the proposals. As such, the LHAs previous request for more information can be disregarded. No highway safety or capacity concerns would be raised by the LHA to the remaining proposed aspects of this application.

### **Southern Water:**

No objection

#### **Nature space- 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. I therefore have no comments to make at this time

#### **Parish Council**

The committee's recommendation is that MSDC should give permission for the infill extension, and rear garage. The committee would recommend refusal for the creation of a front driveway as they have concerns over safety of another exit onto a fast moving road and wish to point out the impact to the bus stop and the telegraph pole. They are concerned for the loss of the wildlife bank, that the aesthetic feel of the street scene would be impacted and that there would be an adverse impact on the conservation area. The committee would recommend that the conservation officer should look closely at this.

plans

The committee recommends that MSDC grant permission, now that the new amended plans show the removal of the front driveway plan.

#### **INTRODUCTION**

Planning permission is sought for a single storey rear infill extension and partial replacement of existing windows, 2no windows.

The application as originally submitted also included the creation of a front driveway which has since been removed from the application.

#### **RELEVANT PLANNING HISTORY**

Various applications have been approved for extensions and outbuildings to the property. The most recent being:

14/00101/FUL - The construction of a first floor balcony to south-west (rear) elevation. Approved 06/03/2014.

#### **SITE AND SURROUNDINGS**

The application site 'Withiel' is a large, detached dwelling set back from Hassock Road, behind a deep front garden which is bounded to the front by a brick wall and hedge rising above a verdant roadside bank. The property is brick built and tile hung at first floor. The property has been extended to the rear, most noticeably the property benefits from a rear single storey pitched roof extension, which contains a swimming pool.

There are detached residential properties that adjoin the site to the north and south side boundaries, and to the rear there is a detached dwelling along part of the rear boundary. At the rear there is also a modern garage with off street parking accessed from Tott Lane and open fields beyond.

The site is situated within the built up area of Hurstpierpoint and is also located within the Hurstpierpoint Conservation Area

#### **APPLICATION DETAILS**

Planning permission is sought for a single storey rear infill extension and partial replacement of existing windows, 2no windows. The application as originally submitted also included the creation of a front driveway which due to conservation and highways concerns has now been removed from the application.

The single storey flat roofed infill extension at the would be sited between the rear of the house and the side of the swimming pool extension, with bi-folding partially panelled doors proposed. The extension has been designed with materials and detailing to match those of the existing building. A corbelled brick band that wraps around the existing building where brick meets hung tile finishes, is continued around the extension at parapet level, topped with a stone coping. The single storey rear extension would measure some 3.5m in height, 8m in width and have a projection of some 4.5m.

The windows to the side and rear elevation are currently a mix of single glazed timber sash and casement windows, along with some mixed UPVC casements designed to appear at sash windows. The proposal is for new and replacement existing windows to the side and rear elevation, with heritage uPVC double glazed sliding sash windows proposed. Existing timber sash windows to the front elevation would be retained.

Finally, the application also includes the enlargement of the existing off street parking to the rear onto Tott Lane with the partial removal of the existing adjacent retaining wall and hedge.

## **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 and Hurstpierpoint and Sayers Common Plan.

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:

Policy P26 :Character and Design  
Policy DP35: Conservation Areas

### **Site Allocations DPD**

The SADPD was adopted on 29th 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.

Relevant policies include:

Policy HurstC4: Conservation Areas

### **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:

DPB1: Character and Design

DPB3: Conservation Areas

## **Mid Sussex Design Guide 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**

### **Design and Character**

Policy DP26 of the District Plan, in part, 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;*
- 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'*

Principle DG49 of the Mid Sussex Design Guide states:

*'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

The proposals are considered acceptable and of an appropriate design, size and scale that are in-keeping with the existing dwelling and would not have a significant impact on the street scene or countryside in general. The proposed external materials for the extension as shown on the drawings are to match those of the host dwelling and can be secured by a suitably worded condition

Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, and Mid Sussex Design Guide SPD.

## Neighbouring Amenities

In terms of impact upon neighbouring amenities DP26 in part states: *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 regard to the impact on adjoining properties the proposed single storey infill extension would be set away from the side boundaries and screened by the main dwelling and the swimming pool extension. In relation to the property at the rear of the site 'Little Withiel', there is a distance of some 42m between the extension and this property. As such the proposal would not cause any significant harm to the amenities of nearby residents including taking into account of overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution and a loss of outlook.

The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 of the Mid Sussex District Plan.

## Impact on Conservation area

The proposed development is located within the Hurstpierpoint Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 refers to Conservation Areas and states: 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Policy DP35 of the Mid Sussex District Plan states (in part):

*'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:*

- o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*

*Development will also protect the setting of the conservation area and in particular views into and out of the area.'*

A similar ethos is found within HurstC4 of the Hurstpierpoint and Sayers Common Neighbourhood Plan.

The Conservation officer has reviewed the application and has expressed some concerns with the application and in particular has raised objections to the new access as follows:

*'The house and its gardens have group value with the other buildings of a similar age associated with Halton to the north west, and contribute to the verdant and semi-rural character of this part of the Conservation Area, which sits in a transitional position on the southern edge of the village. The roadside bank to the Hassocks Road frontage also contributes to the semi-rural character of this key approach into the Area from the east, marking the entrance into the centre of the village.*

*- As was advised at pre-application stage, the creation of a new vehicle access from Hassocks Road is considered unacceptable in terms of the impact on the character and appearance of the Conservation Area. The new crossover and driveway would result in the loss of a significant part of the existing, attractive grassed bank and front boundary wall with hedging. From our conversation on site, I understand that the impact would also be likely to extend into the frontage of the neighbouring property in terms of reduction in size of the existing hedge planting to allow for effective sight lines. These works will have an adverse impact on the current character of this part of Hassocks Road, at the entrance to the Conservation Area, and will detract from its existing verdant, semi-rural character.*

*Within the front garden to the property, the associated driveway and parking as shown would remove a very significant portion of the garden space, and would have a seriously detrimental impact on its currently verdant character. As noted above, garden spaces make a positive contribution to the character of this part of the Conservation Area.*

*Opening up the frontage onto the road would render the extensive new hard surfaced parking area relatively prominent in views from Hassocks Road, which in addition to harming the semi-rural character of the street scene would also detract from the setting in which the attractive house at Withiel is appreciated.*

*District Plan Policy DP35 'Conservation Areas' is relevant, and states that:*

*'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that: ... o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected.'*

*In my opinion, this aspect of the current proposal is contrary to the requirements of this policy for the reasons set out above'.*

Officers would agree with the comments of the conservation Officer, that the access and driveway would have an adverse impact on the current character of this part of Hassocks Road, at the entrance to the Conservation Area, and will detract from its existing verdant, semi-rural character. It is noted that there has been a representation submitted regarding the detrimental impact on the Conservation Area and the Parish Council and the Hurstpierpoint Society have also raised objections. However, the Parish council have now removed their objection with the submission of amended plans.

Following negotiations the new access and driveway have been removed from the application and no longer form part of the proposals.

In regard to the single storey infill extension the Conservation Officer has raised no objection commenting:

*The proposed single storey rear addition is shown as a single storey, flat roofed infill between the existing rear swimming pool wing at the southern end of the elevation and a further smaller outshot to the north. The original house has already been quite substantially extended by the swimming pool annexe, such that in other circumstances any further additions to the building might be regarded as contentious. However the relatively light weight elevational treatment of the proposed extension and its position tucked between the two existing rear outshots in my opinion result in an acceptable relationship with the host building.*

It is therefore considered that this aspect of the proposals is acceptable. Also due to the fact that the proposed extension is mostly screened from wider public views while being considered to be of an appropriate design, size and scale the proposal is considered to preserve the character of the Conservation Area.

The conservation Officer also raised some concerns with the fenestration changes:

*Although the principle of the associated alterations to the fenestration at ground and first floor is not considered contentious, the proposed use of uPVC to the replacement windows would be harmful to the character and appearance of this attractive period building and its contribution to the Conservation Area. I would instead recommend double glazed timber sashes of an appropriate design.*

The agent has responded pointing out that there are existing uPVC windows on the rear elevation and the window changes could be carried out under permitted development. Therefore, while it is agreed that the use of timber sashes would be preferable, it is considered that these views are advisory in this case.

Finally, the Conservation Officer has commented on the proposed alterations at the rear of the property for the partial relocation of an existing retaining wall to enlarge the existing off street parking area. While

this aspect of the application is not considered to be contentious the Conservation Officer has some concerns with the loss of a section of hedging sitting above the wall:

*'This rear boundary opens onto Tott Lane, which is an attractive road with a semi-rural character having development to its northern side and to the south open fields with extensive views towards the South Downs. In this context, although the extension to the existing parking area is modest and the relocation of the retaining wall is not considered in itself contentious, the associated partial loss of the hedging sitting above this will result in a degree of harm to the street scene, particularly in the context of the existing off street parking, which detracts from the semi-rural character of the Lane, and is softened only by this planting. I would therefore suggest that this aspect of the proposal is amended to show the retention of some space for planting above the retaining wall, even if the extent of this is reduced'.*

The plans have now been amended to address this issue with the addition of new planting now shown on the drawings.

It is considered that the submitted revised plans have overcome the issues, particularly with regard to the new access, which has now been omitted from the plans. The proposals are now considered to comply with Policy DP35 and HurstC4 of the Hurstpierpoint and Sayers Common Neighbourhood Plan.

### **Access and Parking**

Policy DP21 the Mid Sussex District Plan requires development to: be sustainably located to minimise the need for travel; promote alternative means of transport to the private car, including provision of suitable facilities for secure and safe cycle parking; not cause a severe cumulative impact in terms of road safety and increased traffic congestion; be designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages; and provide adequate car parking in accordance with parking standards as agreed by the Local Planning Authority or in accordance with the relevant Neighbourhood Plan.

The application, as submitted, included a new vehicular access onto Hassocks Road and a new front driveway. Therefore, WSCC reviewed the application and commented:

*This application seeks the erection of a single-storey rear infill extension, alterations to windows and creation of a front driveway. The site is located on Hassocks Road, a B-classified road subject to a speed restriction of 30 mph in this location.*

*A new vehicular access is proposed on Hassocks Road to facilitate access to a new front driveway. However, the applicant has not demonstrated vehicular visibility for the proposed access point. As Hassocks Road is subject to a speed restriction of 30 mph, the applicant should demonstrate visibility splays of 2.4m x 43m in accordance with Manual for Streets (MfS) parameters.*

*The applicant is requested to demonstrate visibility for the proposed access point, taken from 2.4m back (y distance) from the proposed access point, and splays of 43m (x distance) drawn in both directions to the nearside edge of the carriageway. Visibility splays must only be drawn within land in control of the applicant and/or publicly maintained highway. Splays that pass through third-party land will not be considered suitable.'*

The Parish Council, the Hurstpierpoint Society and a representation recieved have all also expressed concerns regarding the safety of the new access. However, the Parish council have now removed their objection with the submission of amended plans.

Following the removal of the new access and driveway from the application WSCC were reconsulted and have now commented.

*The revised plans have now omitted the proposed access point from the proposals. As such, the LHAs previous request for more information can be disregarded. No highway safety or capacity concerns would be raised by the LHA to the remaining proposed aspects of this application.*

The application therefore is considered to comply with policy DP21 of the District Plan in regard to access, parking and highway safety.

## 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.

## **CONCLUSION**

In conclusion, the proposal is considered to comply with policies DP26 , DP21 and DP35 of the Mid Sussex District Plan, Policy HurstC4 of the Hurstpierpoint and Sayers Common Neighbourhood Plan, the Mid Sussex Design Guide SPD and the requirements of the NPPF. The application is therefore recommended for approval.

Decision:       Permission

Case Officer: Susan Dubberley