

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1213	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Retrospective planning permission for external cladding.		
Site:	Ailsa Craig, Abberton Field, Hurstpierpoint, Hassocks, West Sussex, BN6 9QD, ,		
Validation Date	14 May 2026	Overall Expiry Date:	19 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	2 Jul 2026
Target Date:	9 Jul 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	3 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1213

**Ailsa Craig, Abberton Field, Hurstpierpoint, Hassocks, West Sussex, BN6 9QD,
Retrospective planning permission for external cladding.
Mr Matthew Head**

SUMMARY OF REPRESENTATIONS

Two letters of representation were received. The comments raised can be summarised as follows:

- The proposed works represent a significant improvement to the appearance of the dwelling compared with its previous appearance.
- No objection is raised to the proposed cladding.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

In my opinion this work is unfortunately detrimental to the character and appearance of the property and of the Conservation Area. The white cladding is not in keeping with the established character of the development at Abberton Fields, with the result that the property appears an incongruous intrusion into the street scene. It detracts from the broad consistency of the development, which as noted above has been carefully maintained by other recent approvals. It also detracts from the manner in which the property and the wider Abberton Fields development relate to Abberton House- as noted above the original choice of facing materials would appear to have been made with reference to this listed building. Furthermore, the newly clad house is in my opinion likely to appear unduly visually prominent within the setting of Hampton Lodge, including in views from the rear of the listed building itself- this is exacerbated by the bright white colour of the cladding.

For these reasons, in my opinion the proposal detracts from the character and appearance of the Hurstpierpoint Conservation Area, and from the settings of Abberton House and Hampton Lodge. This will be contrary to the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF I would place the harm caused to all of these assets as less than substantial, within the lower range of that scale.

PARISH COUNCIL OBSERVATIONS

The Committee recommends refusal on the grounds that white plastic weatherboard is not deemed appropriate for a property within the conservation area. The Committee also wishes to highlight that one of the examples listed by the applicant (Fairhaven- DM/25/1769) was initially refused permission by the conservation officer for their original proposed zinc cladding.

INTRODUCTION

Retrospective planning permission is sought for the installation of external cladding.

RELEVANT PLANNING HISTORY

DM/16/5033- Proposed conversion of attached double garage to form granny annexe, including elevational changes, internal alterations and the formation of a flat roof lantern (Amended description 09.02.2017). Permission.

SITE AND SURROUNDINGS

The application property consists of a two-storey detached dwelling, which benefits from an off-street parking area to the front of the property. The dwelling is characterised by white coloured cladding, red brick, white uPVC windows and a clay tile roof. The property has an attached annexe located to the northern side of the dwelling.

The property is located within Abberton Field, a private cul-de-sac within the built-up area and Conservation Area of Hurstpierpoint. The application site is also within the settings of two adjacent listed buildings, Abberton House to the northeast, and Hampton Lodge to the northwest, both of which are Grade II listed. Abberton Field appears to comprise of residential properties of varying designs and forms with mature hedging and trees which contributes to the verdant character of the area and edge of village locality. Neighbouring properties are located to the north, south and west. The public highway lies to the east.

APPLICATION DETAILS

The proposal seeks retrospective planning permission for the cladding of the dwelling with white coloured cladding.

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, Site Allocation 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 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:

DP26 - Character and Design

DP34 - Listed Buildings and Other Heritage Assets

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.

Neighbourhood Plan

The Hurstpierpoint and Sayers Common Neighbourhood Plan was made in 2025.

Relevant 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 hearings were concluded on the 19th March 2026. 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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPB2 - Listed Buildings and Other Heritage Assets

DPB3 - Conservation Areas

Mid Sussex Design Guide Supplementary Planning Document (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)

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1) - Special regard to be had to the preservation of a listed building or its setting.

Section 72(1) - Special attention to be paid to preserving or enhancing the character or appearance of a conservation area.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Impact on the Conservation Area and Setting of Listed Buildings
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Impact on the Conservation Area and Setting of Listed Buildings

The site is located within the Hurstpierpoint Conservation Area, as designated in 1972. A Conservation Area is defined as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

The application site is also within the settings of two adjacent listed buildings, Abberton House to the northeast, and Hampton Lodge to the northwest, both of which are Grade II listed.

S.66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In the exercise, with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

With regard to the setting of the listed building, Policy D34 requires development to protect listed buildings and their settings by demonstrating an understanding of their significance, ensuring that alterations respect their form, character and fabric, and using appropriate traditional materials. Proposals should avoid prominent or harmful additions, safeguard the setting of listed buildings, and, where works affect historic fabric, provide appropriate recording or investigation.

Policy HurstC4 of the Neighbourhood Plan echoes the ethos of this policy.

Policy DP35 of the District Plan in part states that:

'Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets and require any harm to be clearly justified and weighed against public benefits.

Principle DG11 of the Mid Sussex Design Guide seeks to ensure that heritage assets and historic landscapes are conserved and enhanced, and carefully integrated into development proposals where this can be achieved without harm. New development should respond positively to its context, reflecting the scale and character of the surrounding area to maintain a coherent and consistent built form.

The below assessment is made whilst being mindful of this guidance and having regard to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the listed building or its setting in accordance with the requirements of Section 66 and to pay special attention to the desirability of preserving or enhancing the character or appearance of that area in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The application site lies within the Hurstpierpoint Conservation Area, where special regard must be had to the desirability of preserving or enhancing the character and appearance of the area.

The Conservation Officer was consulted and raised concerns regarding the proposal. They consider that the extensive use of white cladding is detrimental to the character and appearance of both the property and the Hurstpierpoint Conservation Area. They consider that it is not in keeping with the established palette of brick and hung tile evident within the Abberton Fields development, resulting in the property appearing as an incongruous and visually discordant feature within the streetscene.

It is their view that the cladding also disrupts the relationship between the site and nearby heritage assets, particularly Hampton Lodge, where the property is visible in views along the adjacent driveway. They consider that the introduction of a visually prominent and uncharacteristic material erodes the contribution that the site makes to the setting of the listed buildings.

Officers agree with this assessment. While the site is not located in the most prominent part of the Conservation Area, the extent and colouring of the cladding renders the dwelling visually prominent and conspicuous, resulting in harm to the character and appearance of the Conservation Area. The Conservation Officer has identified less than substantial harm to the significance of the designated heritage assets at the lower end of that scale. This conclusion is agreed by the Case Officer.

Where harm is considered less than substantial, paragraph 215 of the NPPF applies. This requires that such harm be weighed against the public benefits of the proposal. This balancing exercise must be undertaken by the decision-maker, giving great weight to the conservation of designated heritage assets.

The proposal relates to householder development and would deliver no public benefits beyond the private domestic gain.

Overall, it is considered that the proposal would result in less than substantial harm to the designated heritage assets and would therefore fail to preserve or enhance the character and appearance of the Conservation Area and would result in harm to the setting of nearby listed buildings, which would not be sufficiently outweighed by public benefits arising from the proposal. The proposal therefore conflicts with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan and policy HurstC4 of the Hurstpierpoint and Sayers Common Neighbourhood Plan, Paragraph 215 of the NPPF and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

Given that the proposal only relates to the external materials of the existing dwelling, it is not considered that the proposal would cause material harm to the amenities of neighbouring properties.

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.

PLANNING BALANCE AND CONCLUSION

The proposed development, by reason of the extensive cladding of the existing dwelling, would result in harmful and incongruous alteration to the external appearance of the property. These changes would erode the established character and appearance of the dwelling and fail to preserve or enhance the wider Hurstpierpoint Conservation Area, within which the site is located.

The identified harm is considered to amount to less than substantial harm, at the lower end of the scale. In accordance with paragraph 215 of the NPPF, this harm must be weighed against the public benefits of the proposal. The development would deliver no public benefits; it would result solely in private domestic gain, which carries very limited weight.

Furthermore, the harmful elements form an integral part of the scheme as submitted and cannot be adequately mitigated through the use of planning conditions.

The proposal therefore fails to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan, policy HurstC4 of the Hurstpierpoint and Sayers Common Neighbourhood Plan, The Mid Sussex Design Guide, the relevant provisions of the NPPF, and the statutory duty set out in section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Due the retrospective nature of the application, the Local Planning Authority deems it necessary to pass this breach onto the Enforcement Team to take the necessary action.

Decision: Refusal

Case Officer: Catherine Cardin