

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1386	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed enlarged porch to front elevation		
Site:	7 Wellcroft Cottages, Church Lane, Albourne, Hassocks, West Sussex, BN6 9BZ, ,		
Validation Date	4 Jun 2026	Overall Expiry Date:	29 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 Jul 2026
Target Date:	30 Jul 2026	Recommending Officer Signature:	Tracie Axford

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	29 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1386

**7 Wellcroft Cottages, Church Lane, Albourne, Hassocks, West Sussex, BN6 9BZ,
Proposed enlarged porch to front elevation
Mr S Higazi**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None

ALBOURNE PARISH COUNCIL OBSERVATIONS

Albourne Parish Council has no objections to this application

INTRODUCTION

The application seeks planning permission for a proposed enlarged porch to the front elevation.

RELEVANT PLANNING HISTORY

DM/18/1620 - Proposed erection of a two-storey rear and single storey side extension. Permission, June 2018.

SITE AND SURROUNDINGS

The application property is a two storey semi-detached cottage style dwelling located on the southern side of Church Lane. To the front of the dwelling is an area for off-street parking. The dwelling benefits from previous extensions to the side and rear.

The locality is characterised by open fields and areas of woodland, with sporadic development and clusters of properties along the highway. The site is within the countryside.

APPLICATION DETAILS

The application seeks planning permission for a proposed enlarged porch to the front elevation. The porch will measure 2.6 metres wide, extend 1.8 metres forward beyond the front elevation and will have an overall height of 3.8 metres. The existing porch is open and measures 1.4 metres wide and extends 1.2 metres beyond the front elevation. Externally the materials will match the existing dwelling.

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 Albourne Parish Council 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:

DP12 - Protection and Enhancement of Countryside

DP26 - Character and Design

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.

Albourne Parish Council Neighbourhood Plan

The plan was made in September 2016. There are no relevant policies.

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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration.

ASSESSMENT

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

- Principle of Development
- Design and Character
- Impact on neighbouring properties
- Biodiversity Net Gain

Principle of Development

Policy DP12 of the Mid Sussex District Plan states (in part): *'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

The proposal is relatively modest in size and although visible from the public domain, the materials will match the existing dwelling and will be in keeping with the countryside location. Given its modest scale and position on the existing frontage, the proposal would not materially alter the appearance of the dwelling within the rural landscape.

It is therefore considered that the principle of the proposal would meet the requirements of policy DP12 of the Mid Sussex District Plan and is acceptable.

Design and Character

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

'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;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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 DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

The application seeks planning permission for a proposed enlarged porch to the front elevation. The existing porch is open and measures 1.4 metres wide and extends 1.2 metres beyond the front elevation. The proposed porch will measure 2.6 metres wide, extend 1.8 metres forward beyond the front elevation and will have an overall height of 3.8 metres and will be enclosed. The increase in size of the porch is considered modest. Externally the porch will have brickwork and a pitched tiled roof using materials which will match the existing dwelling.

Whilst visible from Church Lane, the porch would remain clearly subordinate to the host dwelling and would not appear prominent or incongruous within the street scene.

Given its modest form and use of materials that reflect both the host dwelling and local rural character, it is considered that the proposed works would not have a harmful impact on the character and appearance of the site or locality. The proposal is therefore considered to comply with policy DP26 of the District Plan.

Impact on Neighbouring Amenities

Policy DP26 in part seeks to ensure 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);'*

Due to the nature of the proposed works, to the front of the property, the proposal would have no adverse impact to the amenities of existing nearby residents in terms of impact on outlook or privacy. Due to the domestic scale and nature of the proposed works, it is not anticipated that the development would give rise to any undue impacts in terms of noise, air quality, or light pollution. As such the proposal would thereby comply with policy DP26 in relation to the residential amenities.

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 proposal is appropriate in terms of design, size and scale to the dwellinghouse and locality and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with policies DP12 and DP26 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF and is therefore recommended for approval.

Decision: Permission

Case Officer: Tracie Axford