

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2983	Case Officer:	Joanne Fisher
Application Type:	Householder Application		
Proposal:	Replacement of existing container with new building.		
Site:	White Horse Lodge, Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB, ,		
Validation Date	9 Dec 2024	Overall Expiry Date:	31 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Jan 2025
Target Date:	3 Feb 2025	Recommending Officer Signature:	Joanne Fisher

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
---	--	------------------------	---

Signed and Agreed By:	Stephen Ashdown	Date:	7 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2983

**White Horse Lodge, Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB,
Replacement of existing container with new building.
Mr James Packham**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

PARISH COUNCIL OBSERVATIONS

Not received.

INTRODUCTION

Planning permission is sought for the replacement of an existing container with a new outbuilding at White Horse Lodge, Furzeland Way, Sayers Common.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

White Horse Lodge is a detached bungalow set back from the cul-de-sac of Furzeland Way with a 5-bar timber gate to the driveway. There is a mixture in the style and scale of dwellings within this residential road many with outbuildings.

There is an area of hardstanding to the front of the bungalow set at a higher level than the property. To the south-eastern corner of this area of hardstanding is an existing green metal container.

On the eastern boundary with 'Lyndene' (a detached bungalow) is a brick wall. On the southern boundary with 9 Wintergreen Way (a detached bungalow) is a 1.8 metre fence. This neighbour is set at a slightly lower level than the application site.

The application site is situated within the built up area of Sayers Common as defined in the District and Neighbourhood Plans.

APPLICATION DETAILS

The existing container measures some 6 metres in length, 2.46 metres in depth with an overall height of some 2.6 metres. The existing container is metal and green in colour with an opening to the western end.

The container is set forward of the front of the dwelling on an area of hardstanding. It is sited within the south-eastern corner of the site.

It is sought to replace the existing container with a new larger structure on a similar footprint. The replacement building would measure some 8 metres in length, 4 metres in depth with an overall height of

some 2.5 metres. The building would be finished in dark grey cladding. There would be a roller shutter garage door, entrance door and window to the northern elevation and a double doors to the western (side) elevation. The building would be set off the eastern boundary by a minimum of some 0.7 metres and a maximum of some 1.17 metres, and by some 0.6 metres with the southern boundary.

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 policy:

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.

Neighbourhood Plan

The Neighbourhood Plan for Hurstpierpoint and Sayers Common was 'made' in March 2015. It forms part of the development plan with full weight.

There are no relevant policies.

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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:

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)

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 character of the area; and
- Neighbouring amenity.

Design and impact on character of the area

Policy DP26 of the Mid Sussex District Plan relates to character and design and 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development.'*

Whilst the proposed building is to be larger than the existing container in both width and depth, it is to be of a similar height. It is considered that the replacement building is acceptable in terms of design and scale and will be sited in a similar position to the existing container close to the south-eastern corner of the site.

Although glimpses of the outbuilding would be gained from the cul-de-sac of Furzeland Way, it would be set back from the driveway entrance by some 16 metres. Due to its single storey nature and distance, it is considered that the building would not cause harm to the street scene. In addition, other properties have outbuildings of garages closer to the highway and therefore this proposal would not be out of keeping with the character of the area.

The proposal thereby complies with Policy DP26 of the District Plan.

Neighbouring amenity

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

The outbuilding is to be sited close to the southern and eastern boundaries compared to the existing container. The outbuilding would be set a minimum of some 0.6 metres and a maximum of some 1.1 metres from the eastern boundary with 'Lyndene' which is a bungalow. The proposed building would be set some 10.8 metres from this property with a boundary wall and the neighbouring garden between. In respect of the southern boundary, the outbuilding would be set some 0.6 metres from this boundary. This neighbour '9 Wintergreen Way' is a detached bungalow and set at a slightly lower level than the application site. The proposed building would be set some 8.8 metres from the rear elevation of this neighbouring dwelling. Due to the single storey nature of the building, and the distance from the neighbouring properties it is considered that the proposal would not result in an overbearing impact or a loss of light to the neighbouring properties. In addition there are no windows proposed on the eastern side or rear elevation and would therefore not result in a loss of privacy.

The proposal is thereby deemed to comply with Policy DP26 of the Mid Sussex District Plan in terms of neighbouring 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

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.

The proposed outbuilding is considered be sensitive in design and scale and not cause detriment to the amenities of the neighbouring amenities or to the character of the area. The application therefore complies with Policy DP26 of the District Plan, as well as the requirements of the NPPF.

Decision: Permission

Case Officer: Joanne Fisher