

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1345	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	New obscure glazed fixed window in north elevation.		
Site:	110 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AJ, , ,		
Validation Date	2 Jun 2025	Overall Expiry Date:	30 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Jul 2025
Target Date:	28 Jul 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	18 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1345

**110 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AJ, ,
New obscure glazed fixed window in north elevation.
Mr Adam Whitby**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission

INTRODUCTION

Planning permission is sought for the installation of a new first floor side window.

RELEVANT PLANNING HISTORY

HP/065/98/AP1 - Amended plans application: Proposed side extension to form third bedroom and family room/kitchen. (approved)
DM/16/2508 - Single storey rear extension. (approved)
DM/25/0836 - Proposed hip to gable loft conversion, with rear dormer. (withdraw)
DM/25/1530 - Hip to gable loft conversion with rear dormer. (pending consideration)

SITE AND SURROUNDINGS

110 College Lane is a two storey semi-detached hipped roofed dwelling. The walls are a mix of face brickwork and painted render with aluminium and upvc doors and windows.

To the north of the site is the adjacent No.112 College Lane, to the south of the site is the adjoining No.108, to the east of the site is the driveway to the highway and to the west of the site is the rear garden with woodland beyond.

The site is within the built-up area of Hurstpierpoint

APPLICATION DETAILS

The proposed obscure glazed first floor side window serving the landing approximately measures 0.55m in width and 1.475m in height.

The reason formal approval is required is that condition 4 of HP/065/98 stated:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no windows or other openings shall be formed in the northern wall of the extension/ building without the prior specific grant of planning permission by the Local Planning Authority'

Reason: To protect the amenities of the adjoining residential properties'

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 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 - Design and Character

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

The Hurstpierpoint and Sayers Common Neighbourhood Plan was made on 19 March 2015.

Relevant policies:

None relevant

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

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.

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

ASSESSMENT

Character and Design

DP26 of the District Plan states (in part):

'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'*

The first-floor window would only be glimpsed from the streetscene and would be visually similar to the existing windows at the property.

Therefore, the proposal complies with policy DP26 of the District Plan.

Impact on neighbouring amenities

In terms of impact upon 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);'

Given the obscure glazed nature of the proposed window, it would not cause significant overlooking and loss of privacy to the adjacent No.112 College Lane. This will be formalised via condition.

The proposal, in terms of neighbouring amenities, is deemed to comply with 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.

PLANNING BALANCE AND CONCLUSION

The proposed development is deemed acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not have a harmful impact upon the character of the area. Nor is the proposal considered to have a significant impact upon neighbouring amenities.

In conclusion, the proposal is considered to comply with Policy DP26 of the Mid Sussex District Plan, the MSDC Design Guide SPD as well as the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell