

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0574	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed single storey infill rear extension. rear facing ground floor kitchen doors removed and new window proposed. New rear bifolds to rear elevation.		
Site:	The Spinney, 59 Wickham Hill, Hurstpierpoint, Hassocks, West Sussex, BN6 9NR, ,		
Validation Date	5 Mar 2026	Overall Expiry Date:	1 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 May 2026
Target Date:	30 Apr 2026	Recommending Officer Signature:	Deborah Lynn

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

Signed and Agreed By:	Stephen Ashdown	Date:	14 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0574

**The Spinney, 59 Wickham Hill, Hurstpierpoint, Hassocks, West Sussex, BN6 9NR,
Proposed single storey infill rear extension. rear facing ground floor kitchen doors removed and
new window proposed. New rear bifolds to rear elevation.
Johnson**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

HURSTPIERPOINT AND SAYERS COMMON PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks planning permission for a single storey infill rear extension, plus the replacement of ground floor kitchen doors with a new window and new bi-fold doors to the rear elevation.

RELEVANT PLANNING HISTORY

01/02369/FUL - Timber, brick and glass conservatory to rear of dwellinghouse. Permission granted 18.01.2002.

DM/15/4779 - Retrospective application to demolish existing timber garden shed and aluminium greenhouse and erect a new timber framed greenhouse (3.56m x2.99m on plan, height 3.16m to ridge) on adapted base in same location. Permission granted 27.01.2016.

DM/18/1925 - (Amended plans received 18.07.2018) Single storey rear extension with partial balcony over. Removal of chimney and addition of roof light. Permission granted 10.08.2018.

SITE AND SURROUNDINGS

The Spinney is a large detached 20th century dwellinghouse located on the southern side of Wickham Hill within a row of similar properties.

The dwellinghouse is well set back from the road at a higher level and benefits from a large driveway to front with detached garage. The front boundary of the property is lined with established trees and vegetation which screens the dwellinghouse from the road.

A generous sized garden lies to the rear, adjoining fields.

In terms of planning policy, the site lies within the built up area boundary of Hurstpierpoint which lines the rear boundary of the property. Adjoining land to the south falls within the South Downs National Park. The property also lies within a designated Great Crested Newt Red Impact Risk Zone.

APPLICATION DETAILS

Proposed plans show that a single storey infill extension is proposed to the rear of the dwellinghouse. This will project approximately 1.1 metres from the rear wall of the house, falling in line with the rear wall of the existing two storey gable projection, and will measure 6.95 metres wide by 3.9 metres high with a mono-pitched roof that extends down from the existing rear roof slope. The extension will be finished with brickwork and a plain tiled roof to match the existing dwellinghouse, with a large pair of glazed sliding doors proposed to the rear elevation.

The existing set of glazed doors located within the rear elevation, which serve the kitchen, are also proposed to be replaced with infill brickwork and a window.

Replacement glazed doors are also proposed to serve the ground floor guest room located towards the western rear end of the dwellinghouse.

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:

DP18 setting of the South Downs National Park

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.

Hurstpierpoint and Sayers Common Neighbourhood Plan

The Neighbourhood Plan was made on the 19th March 2015.

HurstC2 South Downs National Park

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 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

DPS6 health and wellbeing

DPC4 setting of the South Downs National Park

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

The main issues deemed relevant to this application are:

- Design and impact on the character of the area
- Impact on neighbouring amenities
- Impact on setting of South Downs National Park

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'extensions should typically use simple, uncomplicated building forms to complement 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.'*

DG51 relates specifically to rear extensions and states the following:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The proposed extension and alterations are considered in keeping with the character and appearance of the existing dwellinghouse. The proposed extension is modest in scale and will sit subordinately against the rear elevation of the existing dwellinghouse, with complementary external materials proposed ensuring that the development blends in with the existing house. The proposals will have limited impact upon the visual amenity of the area, being sited to the rear of the property and obscured in views from the public realm.

In view of the above, the proposed development is not considered to detract from the character and appearance of the area, thereby complying with policy DP26 of the District Plan.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development 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'*.

The proposed extension is modest in scale and is not considered to impact neighbouring amenities in terms of affecting light levels, outlook or privacy.

The proposed development is therefore considered to accord with policy DP26 of the District Plan.

Impact on setting of South Downs National Park

Paragraph 189 of the NPPF states in part that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues... The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'*

District Plan policy DP18 concerns the setting of the South Down National Park, stating in part that *'development... will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.'*

This stance is also reflected under policy HurstC2 of the Neighbourhood Plan which states in part that *'development in the Parish that contributes to the setting of the South Downs National Park will only be permitted where it conserves or enhances and does not detract from the National Park's visual qualities and essential characteristics.'*

The proposed block plan shows that the proposed extension will not protrude any further beyond the rear elevation of the existing dwellinghouse, falling in line with an existing two storey rear projection. The extension will be set back over 25 metres from the rear boundary of the property with the National Park.

As such the proposal should not appear obtrusive within the locality or wider landscape and as such is not considered to detract from the visual and special qualities, tranquillity and essential characteristics of the National Park, thereby according with policies DP18 of the District Plan and HurstC2 of the Neighbourhood Plan.

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 extension and alterations are considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not detract from the character and appearance of the surrounding area, including the setting of the South Downs National Park. Nor should the proposal cause significant harm to neighbouring amenities. The proposal therefore accords with policies DP18 and DP26 of the Mid Sussex District Plan, policy HurstC2 of the Hurstpierpoint and Sayers Common Neighbourhood Plan and relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Deborah Lynn