

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1392	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Erection of a car port on top of existing hardstanding.		
Site:	The Cottage And The Old Barn, Southbrooks, Danworth Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9LW,		
Validation Date	24 Jun 2026	Overall Expiry Date:	3 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 Aug 2026
Target Date:	19 Aug 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	18 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1392

The Cottage And The Old Barn, Southbrooks, Danworth Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9LW

Erection of a car port on top of existing hardstanding.

Mr Nyk Ellis Lawson

SUMMARY OF REPRESENTATIONS

One representation received, which contains the following points:

- No objection to my neighbour making improvements to his property, ie, the proposed carport.
- Concern regarding the proposed removal of the mature boundary trees, which provide boundary screening, important to the rural character of both properties.
- The Arboricultural Impact Assessment concludes that retained trees continue to provide screening and amenity.
- Removal of mature trees would create a permanent and prominent gap in the existing boundary planting.
- An earlier proposal was for a lower-profile garage building. The current proposal places even greater importance on the retention of the mature boundary trees to soften the development and preserve the existing rural character.
- Should the Council conclude that the tree can be removed a planning condition should require replacement planting of an appropriate mature native species in the same location.

SUMMARY OF CONSULTEES

Tree Officer: I have reviewed the Arboricultural Impact Assessment (AIA) for this proposal and have no objection. Please condition adherence to the AIA.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint & Sayers Common Parish Council: The Committee recommends that MSDC grant permission and find the amended plans to be an improvement on the previous.

INTRODUCTION

This application seeks planning permission for the erection of a car port on top of an area of hardstanding in the approved curtilage for the two residential properties known as The Cottage and Old Barn at Southbrooks Farm, off Danworth Lane.

The site falls within an open countryside setting to the north of the built up area of the village of Hurstpierpoint.

RELEVANT PLANNING HISTORY

DM/26/0226. Erection of a shared porch between The Cottage and The Old Barn with new entrance doors to each dwelling. Approved April 2026.

DM/25/3266. Discharge of planning condition numbers 3 and 4 relating to planning application DM/25/0818. Approved February 2026.

DM/25/0818. Relocation of car parking spaces, electric vehicle charging points and cycle stores, facilitated by amendments to the residential curtilage of two dwellings and an office. Approved October 2025.

DM/24/0361. Proposed linked porch to Southbrooks Farm, 'The Cottage and The Old Barn'. Withdrawn May 2024.

DM/23/2384. Discharge of conditions 3 and 4 in relation to DM/22/0642. Approved September 2023.

DM/23/2381. Discharge of conditions 3 and 4 in relation to DM/18/5128. Approved November 2023.

DM/23/2327. Change of use of a building and land within its curtilage from agricultural use to a flexible use falling within Class E (Office). Application returned.

DM/22/0642. Change of use of one building and land within its curtilage from an agricultural use to a use falling within Class C3 (as a dwelling-house), together with building operations reasonably necessary to convert the building. Approved April 2022.

DM/21/3289. Demolition of existing buildings and erection of 1 new 3-bed dwelling. Refused November 2021.

DM/20/2509. Demolition of existing buildings and erection of a two bedroom dwelling house. Refused September 2020. Appeal Dismissed.

DM/19/2236. Demolition of existing buildings and erection of a two bedroom dwelling house. Refused September 2019. Appeal Dismissed.

DM/18/5128. Application for determination as to whether prior approval is required for the change of use of agricultural barn to a single dwelling house (use class C3) and for associated operational development. Approved February 2019.

DM/18/1576. Application for determination as to whether prior approval is required for the change of use of agricultural buildings to two dwelling houses and for associated operational development. Refused June 2018.

DM/17/2485. Application for determination as to whether prior approval is required for the change of use of the farm building at Northbrooks from agricultural to residential and for the associated building works. Approved August 2017.

DM/16/1146. Proposed agricultural road. Approved April 2016.

SITE AND SURROUNDINGS

The gated entrance to this site is located off Danworth Lane, within open countryside to the north of Hurstpierpoint village. The land is located to the south of Northbrooks and the associated curtilage of that property. Access to the land is via an agricultural track which leads up to the small 0.1 hectare paddock in which the three buildings on the site are located within the north western corner.

The three buildings on the site consist of a former barn (annotated on the Block Plan as 'The Old Barn', a single storey former shed ('The Cottage'), and a further building ('Office') which is a metal clad shed with a brick base. Works have been carried out to the two former buildings to partially convert them for residential occupation. Ground works have been undertaken and a hardstanding base with a damp proof membrane laid on the footprint of the approved porch addition which was the subject of recent application DM/26/0226.

The use of the two former agricultural buildings on the site as two independent dwellings was approved under Part Q applications DM/18/5128 and DM/22/0642.

Details of the intended use of the office were considered under application DM/23/2327. From the submitted information it was assessed that this building may be converted to form an office, subject to the permitted development right to change an agricultural building to Class B8, C1 or Class E under Schedule 2, part 4, Class R of the General Permitted Development Order.

A recent application under DM/25/0818 has permitted the site layout, as submitted in the current application, to include an enlarged residential curtilage for the pair of dwellings with associated parking space, EV chargers and two cycle stores.

The District Plan designates the site as countryside, located outside the designated built up area of Hurstpierpoint.

APPLICATION DETAILS

This application seeks planning permission for the construction of a new car port building, within the residential curtilage, to the south of the approved dwellings. As originally submitted the plans showed a 11m wide by 5.5m deep mono pitched building, containing 4 car parking bays, with an open frontage, divided by black stained oak posts. The side walls were to be finished in vertical composite cladding boards, and the roof in single ply membrane. The roof was shown to reach a maximum height of 2.4m.

Amended plans were submitted and accompanied by an email from the applicant's agent on 10.07.2026 to show a smaller triple garage with a gabled roof. In his email the Agent confirmed that the amendments had been made to show 'a unit more inkeeping with the rural landscape'.

The amended plans show a part open, part enclosed, car port (one bay of which is enclosed with side hung doors). The proposed building would measure 9m wide by 5.5m deep and a 4.5m high roof, off 2.3m high eaves. The proposed triple garage would be constructed with black stained oak posts, vertical composite wall cladding boards and a 35 degree roof finished with plain concrete roof tiles.

The application has been supported by a supporting Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS).

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, the Hurstpierpoint & Sayers Common Neighbourhood Plan and Site Allocations DPD.

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

DP37 Trees, Woodland and Hedgerows

DP38 Biodiversity

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Hurstpierpoint & Sayers Common Neighbourhood Plan, made March 2015.

Policy HurstC1: Conserving and enhancing character of countryside

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPC1 Protection and Enhancement of Countryside
DPB1 Character and Design
DPS2 Sustainable Design and Construction
DPN1 Biodiversity, Geodiversity and Nature Recovery
DPS6 Health and Wellbeing
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) (August 2026)

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 upon the rural setting
- Impact on residential amenities
- Impact upon trees
- Biodiversity Net Gain

Design and impact upon the rural setting

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.

The application site falls outside of the built-up area of Hurstpierpoint as defined by the District Plan, within the countryside.

NPPF policy N2: Improving the natural environment. Paragraph 1 requires development proposals to contribute positively to the natural environment, and support nature's recovery. Development proposals should:

'a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);'

Policy DP12 of the District Plan refers to the protection of the Countryside and states, in part, that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and is necessary for the purposes of agriculture or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Neighbourhood Plan Policy HurstC1 seeks to conserve and enhance the character of the countryside, and allows for development which is an appropriate countryside use, and where the development maintains, or where possible, enhances the quality of the rural and landscape character of the Parish area.

The site is located off Danworth Lane and the principle of two residential units on this site has been permitted. In addition the office use of the further smaller building to the east of the site can be implemented as a permitted development. The residential dwellings are located within a rural setting beyond the village boundary. The buildings are located some distance from Danworth Lane and within a residential curtilage that has been approved.

The proposed car port is located close to the two approved dwellings, and is positioned with the boundary hedge as a backdrop. The Proposed Block Plan shows the L shaped site extends around the three buildings and to the south of The Old Barn. The submitted Block Plan shows the car port to be located on the area which has been approved to accommodate parking spaces, immediately next to The Old Barn.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

The proposed car port will provide covered car parking spaces and secure storage space to serve the two modest residential units that are to be provided on the site. The amended design is for a triple size. This will allow for external parking space on the remaining areas of existing hardstanding.

It is considered that the design of the car port is appropriate in scale and materials to the rural setting. With the building being positioned adjacent to the boundary hedge it will not be highly visible beyond the site and will not encroach on distant public views of the site from the Danworth Lane.

It is considered appropriate to condition the use of the carport as a shared space for use by the two individual units, which once completed, will require on site car parking provision.

It is considered that the proposed porch addition will accord with the aims of Policies DP12 and DP26 of the District Plan, Neighbourhood Policy Countryside HurstC1 and relevant Design Guide and the NPPF.

Impact on residential amenities

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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The nearest occupied residential property to the site is Northbrooks, which is located some 70m to the north east of 'The Cottage'. Historically the site of the current application has been in the same ownership as that property, although it is understood that this is no longer the case.

Representations have also been received from an occupier of Old Mill House, which is located some 130m to the north west of the site, off Cuckfield Road.

The proposed car port would be screened by the established boundary hedges on both the northern and western site boundaries, and therefore its construction and use would not have a significant impact upon the outlook or amenities of the occupiers of the adjacent dwelling at Northbrooks, or other neighbouring properties.

The proposal therefore accords with Policy DP26 of the District Plan with regard to the impact upon residential amenities.

Impact upon trees

The application has been supported by the submission of an Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS). This document examines the proposed car port construction, which it confirms will be of a no-dig method, retaining the existing compacted ground surface as a sub-base. It recommends that two trees (T1, an Ash tree and T3, a Hawthorn) that are currently growing in the boundary hedge should be felled due to their poor condition and stem decay fungi. It is noted that these trees should be removed due to their poor condition whether or not the development is undertaken. The report concludes that the retained trees will continue to provide screening and amenity value.

The NPPF at N3: Trees in new development. This recognises the benefits that trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the environment. It requires that development proposals should make provision for the long term maintenance of existing trees which form part of the development, At paragraph 1(c).

District Plan Policy DP37 seeks to protect and enhance trees, woodland and hedgerows. It states that development that will damage or lead to the loss of trees that contribute to the visual amenity value or character of an area or that have landscape importance will not normally be permitted.

It is considered that provided the proposed works are carried out to accord with the submitted AMS the remaining trees growing on the boundary adjacent to the siting of the carport will be appropriately protected. It is not considered necessary to require new planting as the remaining boundary hedges and trees will still provide a thick natural screen on the boundary.

The application is therefore recommended for approval, subject to the imposition of a planning condition to require the development to accord with the measures in the Arboricultural Impact Assessment and Arboricultural Method Statement. With this condition in place the proposed development works will accord with the aims of District Plan Policy DP37.

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 car port addition will reflect the design and materials of the part converted buildings and will not adversely affect the character and appearance of their rural setting, being sited close to the existing buildings on the site and within the approved curtilage. It is considered that the proposal will accord with the aims of Policies DP12 and DP26 of the District Plan, Neighbourhood Policy Countryside HurstC1 and relevant Design Guide and the NPPF.

It is considered that the proposed car port construction and use will not cause significant harm to the neighbouring amenities and will not have a significant impact upon the outlook or amenities of the immediate neighbours living at Northbrooks or at Old Mill House. The proposal therefore accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

With a planning condition to require that the works accord with the AIA and AMS the development will accord with the aims of District Plan Policy DP37.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey