

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1172	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension with extension of existing rear dormer		
Site:	14 Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB, , ,		
Validation Date	11 May 2026	Overall Expiry Date:	6 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Aug 2026
Target Date:	6 Jul 2026	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	18 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1172

**14 Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB, ,
Proposed two storey side extension with extension of existing rear dormer
Mr And Mrs Hutchings**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

'The committee recommends that MSDC grant permission'

INTRODUCTION

The application seeks planning permission for the development of a two storey side extension and an extension of the existing rear dormer.

RELEVANT PLANNING HISTORY

There is no recent planning history relating to the application site.

SITE AND SURROUNDINGS

The proposal relates to 14 Furzeland Way, a semi detached bungalow which has previously been extended through a rear dormer to incorporate accommodation at first floor level. The dwelling incorporates a flat roofed side and rear element with a faux pitched roof presenting to the roadside. The property is set back from the highway edge by a front driveway and garden. To the rear of the dwelling, there is further garden amenity space with some single storey outbuildings contained within. The existing dwelling is composed of rendered walls, a tiled and single ply flat roof membrane and white uPVC windows.

With regards to the sites locality, the street is made up of residential properties with some variance in property design and external materials. There appears to be an eclectic mix in terms of how properties have previously been extended and modernised in the past.

The site is located within the built-up area for Sayers Common as defined by the Mid Sussex District Plan with the settlement boundary set to the rear of the site.

APPLICATION DETAILS

The proposal would develop a two-storey side extension which would measure at approximately 8m in depth, 7.1m wide, 2.3m high to the eaves and 5.1m high to the ridge.

Furthermore, the existing rear dormer would be extended and this would measure at circa 2.7m in depth, 7.5m wide and 2.1m in maximum height.

Proposed external materials would comprise tile hanging to the walls, a tiled roof and matching white uPVC windows.

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:

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

Hurstpierpoint and Sayers Common Neighbourhood Plan (February 2015)

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 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:

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) (August 2026)

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

West Sussex County Council Revised Guidance for Parking Provision (2018)

ASSESSMENT

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

- Design and Character
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan 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 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'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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. Otherwise, it should demonstrate the appropriateness of the alternative approach.'

Principle DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to side extensions:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

With regard to loft conversions and roof extensions, Principle DG52 notes that:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape. The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the

roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

It is considered that the existing streetscene along Furzeland Way comprises an eclectic mix of both bungalows and two storey dwellings. Various properties appear to have been developed over differing time periods and several dwellings have previously been extended in the past. Previous extensions include rear extensions using both flat roof and pitched roof forms, as well as roof extensions which includes dormers to both side and rear roof pitches.

The proposed development would extend the existing dwelling out to the side elevation and increase the overall height and scale of the existing bungalow in order to facilitate accommodation at first floor level. It is considered that this would increase the properties perceived bulk when observed from the streetscene, however this would not necessarily appear incongruous when viewed in the context of other bungalows which have previously been converted at loft level.

The proposed two storey side extension would remove the existing faux pitched roof single storey side element. It is considered that this existing feature is of limited architectural merit and already unbalances the dwelling when read as a pair with No.13 immediately to the north.

To the rear of the dwelling, the existing boxed dormer would be altered and extended to span more of the rear roof slope. The revised proposed design is considered to reflect the previously approved dormers (DM/18/0826) at No.6 across the road which front on to the street. The triple pitched design of the proposed rear dormer is considered to break up the overall size, scale and bulk. Furthermore, the use of tile hanging would help the dormers assimilate in with the existing roof pitch.

Three new rooflights would be added to the front roof slope of the proposed two storey side extension. Whilst these would be clearly visible from the streetside, it is considered that this would not introduce a new feature to the locality. Other properties amongst the streetscene along Furzeland Way feature rooflights to their front roof slopes and this feature is not considered to be uncommon. Furthermore, elevations show the rooflights as not significantly protruding from the roof slope and therefore would allow for the pitch of the roof to be appreciated.

The proposal is therefore considered to comply with Policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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 DP29);'*

The neighbouring dwelling at No.15 has two windows to its side (north) elevation with views towards the application site largely obscured by a single storey detached garage outbuilding.

Principle DG47 of the Design Guide states among other matters that all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Further guidance is set out within the "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" document. The "25 degree approach" should be taken whereby a 25 degree line is drawn from the centre of the lowest opposite habitable room. If the neighbouring properties window lies beneath the 25 degrees as measured, then the building will not likely cause a significant reduction in light received to the concerned window. This guidance is taken as a rule of thumb and each planning application is assessed based on its own merits.

It is considered that by virtue of the separation distance between the two properties and the low overall height of the extension, the proposal would pass the 25 degree test when taken as an estimate from the neighbouring side (north) elevation windows. While this does not represent a full BRE assessment, it

provides a reasonable indication that the proposal is unlikely to give rise to a significant loss of light. Furthermore, the existing windows at No.15 are considered to receive a reduced amount of direct sunlight due to their north facing orientation.

Two new windows would be added to the proposed rear dormer which would serve both a shower and a bedroom. It is considered that these windows may offer some views into neighbouring gardens, however these views would be contained to oblique angles and would not result in a direct overlooking impact.

Accordingly, the proposal is considered to comply with the provisions of 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

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, will not harm neighbouring amenities and result in an acceptable highways impact.

The proposal will comply with Policy DP26 of the District Plan, the Hurstpierpoint and Sayers Common Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas