

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1378	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Part retrospective application for the relocation of the front entrance and enlargement of the flat roof to accommodate insulation, including the installation of a side window and soil pipe to the side elevation, solar panels to the front and rear roof slopes, and tile hanging and brickwork to the front elevation		
Site:	9 Chestnut Grove, Hurstpierpoint, Hassocks, West Sussex, BN6 9SS, , ,		
Validation Date	2 Jul 2026	Overall Expiry Date:	24 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 Aug 2026
Target Date:	27 Aug 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	19 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1378

**9 Chestnut Grove, Hurstpierpoint, Hassocks, West Sussex, BN6 9SS, ,
Part retrospective application for the relocation of the front entrance and enlargement of the flat roof to accommodate insulation, including the installation of a side window and soil pipe to the side elevation, solar panels to the front and rear roof slopes, and tile hanging and brickwork to the front elevation
Mr And Mrs Kelly**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

The Committee recommends that MSDC grant permission.

INTRODUCTION

The application seeks part retrospective planning permission for the relocation of the front entrance, extension of the flat roof, the installation of a side window and soil pipe to the side elevation, solar panels to the front and rear roof slopes, and tile hanging and brickwork to the front elevation.

RELEVANT PLANNING HISTORY

HP/082/79- New bedroom. Permission.

DM/22/0706- First floor in-fill side and front extension. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by red brick, white uPVC fenestration and a plain tile roof. The property benefits from an area of off-street parking to the front of the property to accommodate approximately three cars.

The application site lies within the built-up area boundary of Hurstpierpoint. Neighbouring properties are located to the north, south and east. The public highway lies to the west.

APPLICATION DETAILS

The proposal seeks part-retrospective planning permission for the relocation of the front entrance, extending the existing flat roof, the installation of a side window and soil pipe within the side elevation, the installation of solar panels on the front and rear roof slopes, and alterations to the front elevation comprising tile hanging and facing brickwork.

The front flat roof extension would measure approximately 10.4 metres in width and 1.9 metres in depth, with a maximum height of approximately 3 metres.

The application also seeks to relocate the front entrance to a central position on the front (western) elevation.

Permission is sought for the installation of 16 solar panels to the front (western) roof slope and a further 16 solar panels on the rear (eastern) roof slope.

In addition, the existing timber cladding on the front (western) elevation would be removed and replaced with tile hanging and facing brickwork.

Finally, retrospective permission is sought for the installation of a first-floor window and soil pipe within the side (southern) elevation.

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 - 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.

No relevant policies

Neighbourhood Plan

Hurstpierpoint And Sayers Common Neighbourhood Plan was made in 2015.

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:

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)

ASSESSMENT

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

- Character and Design
- Neighbouring Amenity
- Biodiversity Net Gain

Design and impact on the character of the area

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 while being sensitive to the countryside, as well as addressing the character and scale of the surrounding buildings and landscape. In part, the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Principle DG49 states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

Principle DG50 of the MSDC Design Guide relates to front extensions and states that: *'Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'*

The property lies within the built-up area boundary of Hurstpierpoint.

The street scene contains a variety of pitched and flat roof forms, and therefore the proposed front flat roof extension would not appear incongruous within the wider streetscene. Whilst the development extends across much of the front elevation, it remains single storey in scale and is read as a modest entrance canopy. As such, it is considered proportionate to the host dwelling and consistent with Principles DG49 and DG50 of the Design Guide.

The retrospective first-floor side window is modest in scale and reflects the design and proportions of the existing fenestration.

The replacement of the existing cladding with tile hanging and brickwork is considered to coordinate well with the existing property, and as these external materials can be found within the street scene, is not considered harmful to the character of the area.

Whilst visible within the street scene, the proposed solar panels would be installed flush with the roof slopes. Given that the street scene contains solar panels, the proposed solar panels on the front and rear roof slopes are not considered harmful to the character and appearance of the area.

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 and is therefore acceptable in design terms.

Neighbouring amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states 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'.

To the north of the application site lies 8 Chestnut Grove. Given the modest single storey nature of the proposal, it is not considered that the development would result in significant harm to the light and outlook of this neighbouring property. As no windows are proposed on the side elevation facing this neighbour, it is not considered that the proposal would result in significant overlooking concerns.

To the south of the application site lies 10 Chestnut Grove. Given the modest single storey nature of the proposal, it is not considered that the development would result in significant harm to the light and outlook of this neighbouring property. The first-floor side window serves a bathroom and is currently fitted with obscure glazing. A condition is recommended requiring the window to be permanently retained with obscure glazing in order to safeguard the privacy of neighbouring occupiers. Subject to this condition, no significant overlooking of neighbouring properties would arise.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the 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 considered acceptable in terms of its design, scale and relationship with the existing dwelling and surrounding area. The proposal would not result in significant harm to the amenities of neighbouring occupiers in terms of outlook, light or privacy, nor would it give rise to noise, air or light pollution. Although part of the development has already been carried out, the works are considered acceptable for the reasons set out above and there are no material considerations that would warrant refusal.

Accordingly, the development accords with policy DP26 of the Mid Sussex District Plan and planning permission is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin