

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1445	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed ground floor extension of garden room to rear including alterations to two windows.		
Site:	22 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9TY, , ,		
Validation Date	6 Jun 2025	Overall Expiry Date:	1 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Oct 2025
Target Date:	1 Aug 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	8 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1445

**22 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9TY, ,
Proposed ground floor extension of garden room to rear including alterations to two windows.
Mr Ian Airey**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

MSDC Conservation Officer:

The application site is an unlisted end of terrace building dating from the 19th century, located to the south side of Hurstpierpoint High Street towards its western end. It is part of a small terrace of three similar buildings, which is attached at its western end to a further building of an apparently similar date but different design. The three terraced buildings are of two storeys, and originally had an L shaped plan with a small rear wing to one side, however all three appear to have been extended quite significantly to the rear. The terrace is located within the Hurstpierpoint Conservation Area, and is also within the settings of 19-27 (odd) High Street, opposite, which are Grade II listed buildings dating from the early 19th century, and Holy Trinity Church, adjacent to the east, which is II* listed and dates from the mid 19th century. The churchyard to Holy Trinity extends eastwards to wrap around the rear boundary of the gardens behind the terrace. The rear of the terrace is visible from the churchyard, although the lower storeys are partly screened by the garden boundary wall.

In summary, although the proposal may be considered on balance acceptable, this will be subject to amendments to some aspects of the scheme relating in particular to materials and detailing, to ensure that views overall the proposal notwithstanding the increased scale of the rear extension will preserve the character and appearance of the Conservation Area and the setting of the adjacent Church.

Following amended plans:

The application has been amended to show a rendered finish to the elevations of the replacement rear extension, as well as a revised roof form which is more sympathetic in its relationship to the retained adjacent rear wing. Although it appears the plans have yet to be updated, we have received an email from the applicant confirming that the door at first floor level to the balcony will be painted timber rather than uPVC as originally proposed.

Subject to detail, the revised proposal meets the concerns previously raised, and is considered on balance to preserve the setting of the listed building and the character and appearance of the Hurstpierpoint Conservation Area. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of roofing and facing materials
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - typical examples of new windows and external doors
 - Rainwater goods and other external pipework to be of painted metal

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

Planning permission is sought for a ground floor extension of a garden room to the rear including alterations to two windows.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

22 High Street is a two storey mid terraced hipped roofed dwelling. The dwelling is characterised by upvc doors and windows, the walls are painted brickwork with front bay windows and existing rear extensions.

To the north of the site is the driveway to highway beyond, to the south of the site is the rear garden with brick wall to graveyard beyond, to the west of the site is the part adjoining neighbour No.20 and to the east of the site is the adjoining No.24.

The site is within the built-up area of Hurstpierpoint and the Hurstpierpoint Conservation Area.

APPLICATION DETAILS

The existing flat roofed rear extension (garden room) measures 3.08m in depth, 3.1m in width with an overall height of 2.37m.

The proposed replacement flat roofed single storey rear extension to serve a bedroom adds 2.03m of depth and is 0.15m wider than the existing garden room extension. It will have an overall height of 2.6m. A side grey metal window is proposed as is a first floor white timber window, rear painted grey metal patio doors and first floor painted timber door.

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:

DP21 - Transport

DP26 - Design and Character

DP34 - Listed Buildings and Other Heritage Assets

DP35 - Conservation Areas

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 Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area'.*

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 the majority of 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
DPB2 - Listed Buildings and Other Heritage Assets
DPB3 - Conservation Areas
DPT4 - Parking and Electric Vehicle Charging Infrastructure

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131, 135, 207-215 are considered to be relevant to this application.

ASSESSMENT

The site is deemed to be within the setting of the listed Holy Trinity Church.

Policy DP34 of the District Plan is relevant and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'*

Paragraphs 207, 212 - 215 of the NPPF are most relevant and state:

'207. In determining planning applications, local planning authorities should take account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- o the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*

d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The Conservation Officer within the above comments, states that the proposal will preserve the setting of the Listed building. The Planning Officer has no reason to disagree and therefore the proposal is deemed to comply with policy DP34 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

Character and Design and Impact on Conservation Area

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:

- 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 Mid Sussex Design Guide is also considered to be relevant and principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions 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'.

Policy DP35 of the District Plan states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:
o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;

- o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

The following features, in particular, contribute to the character of the Hurstpierpoint Conservation Area as set out in the Conservation Areas in Mid Sussex document (2018):

'The Conservation Area is centred around the core of the old village. It runs from the White Horse Inn in the west along the full length of the High Street as far as its junction with St George's Lane in the east. The following features, in particular, contribute to the character of the area:

- o the age and variety of buildings in the High Street;*
- o the panoramic views of the South Downs and surrounding countryside;*
- o the avenue of trees along the footpath in the recreation ground;*
- o the changes in level and direction of the High Street, together with the close proximity of the buildings and the twittens and side alleys which expose many side walls and provide a series of varied and interesting views; and*
- o the presence of walls, railings and trees which form attractive visual features.'*

This section of the Conservation Area is seen as 'Period properties now line both sides of this western part of the High Street, with the imposing church always in view. The tightly packed cottages have pastel painted rendered or timber clad facades, with typically timber sash windows and gabled slate or tiled roofs, with the ridge running parallel to street, sometimes hidden behind a parapet upstand. The flank and rear elevations of the buildings are often not rendered but of exposed brick or brick and flint.'

Principle DG11 of the Mid Sussex Design Guide states:

'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric. There may be potential to introduce a new character / development form and massing:

- On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.*
- In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'*

Paragraphs 207, 212 - 215 of the NPPF are most relevant and were set out within the impact on the setting of Listed Building section of the report.

The row of dwellings are characterised by rear extension including at No.24 (03/01690/FUL) and No.26 (05/00170/FUL). The proposed rear extension is a modest enlargement of the existing enlarged dwelling.

The rear of dwellings are characterised by painted render. The existing garden room is characterised by timber cladding and looks out of keeping. The replacement extension is to use white painted render, whilst this is different from the blue of the main dwelling, it will not be out of character with the adjoining neighbours and given its location would not be publicly visible.

The installation of a side metal window and rear patio doors with rear windows are not out of keeping with the existing dwelling.

The applicant has provided additional details as to the door and windows details which makes the design clear, and therefore the suggested pre-commencement condition in terms of the window and door details is not deemed necessary.

In terms of the roof and facing material details, the standard materials condition will be placed on the approval and these are annotated on the approval drawing and have been further clarified by the applicant as to the materials to be used.

Coupled with this, the applicant has confirmed that the existing rainwater goods at the rear are to be black painted rainwater goods and this will be formalised via condition.

As noted above, the Conservation Officer deems the proposal to preserve the character and appearance of the Hurstpierpoint Conservation Area. The planning officer has no reason to disagree.

Therefore, the proposal is deemed to comply with policies DP26 and DP35 of the Mid Sussex District Plan, Principles DG49 and DG51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF.

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 extended nature of the adjoining No.24, it is considered that harm in terms of outlook and light will not be caused. Whilst there will be a degree of impact on No.20, given the modest enlargement of the proposal from the existing, it is considered significant harm will not be caused.

In terms of overlooking, whilst a new side window looking towards No.20, there are existing side and rear windows and coupled with this the new window is on the ground floor and therefore the level of harm is deemed to be no more than would be expected within the built up area.

Parking Provision

As new bedroom is to be created, parking standards should be assessed.

Principle DG19 of the Mid Sussex Design Guide which whilst related to new development layout states:

'Off-street parking in front of houses should normally be avoided. This is likely to result in environments dominated by hard surfaces and generates greater face to face building distances leading to weaker street enclosure unless combined with taller building frontages'. Whilst the proposed does not particularly comply with this principle, the principle relates primarily with new developments in which the parking and garaging arrangements can be controlled'.

The drawings outline that the proposed dwelling will be served by three bedrooms.

West Sussex County Council Guidance on Parking sets out the maximum parking standards for residential houses. For a 3-bed property in this location in Hurstpierpoint 1.7 spaces should be provided.

There is parking to the front of the property which can serve 1 car. Whilst there is a shortfall, the site is within the village centre and therefore is deemed to be within a sustainable location served by basic needs and alternative forms of transport (Buses) within walking distance.

Therefore, the proposal will not result in a level of on street parking that would result in a highway safety issue and therefore the proposal is considered to be acceptable in relation to policy DP21 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 proposal would not be harmful to the setting of the neighbouring listed building, the Hurstpierpoint Conservation Area and would be in character with the area and the dwelling, would not be harmful to neighbouring amenities and is in a sustainable location in terms of parking provision.

The proposal therefore complies with policies DP21, DP26, DP34 and DP35 of the Mid Sussex District Plan, Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF. The application is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell