

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0715	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed two-storey side extension and porch canopy to front.		
Site:	7 Kingsland Cottages, Reeds Lane, Sayers Common, Hassocks, West Sussex, BN6 9JG, ,		
Validation Date	20 Mar 2026	Overall Expiry Date:	6 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 May 2026
Target Date:	15 May 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	14 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0715

**7 Kingsland Cottages, Reeds Lane, Sayers Common, Hassocks, West Sussex, BN6 9JG,
Proposed two-storey side extension and porch canopy to front.
Mr Andrew Russell**

SUMMARY OF REPRESENTATIONS

One third-party letter of representation has been received. It raises concern over the proposal due to its impact on flood risk within the locality.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

No objection subject to conditions.

Southern Water

Recommends condition relating to impact on Southern Water assets.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council

No objection, raises concern regarding impact on flood risk within the locality.

INTRODUCTION

The application seeks planning permission for a two-storey side extension and a porch extension at 7 Kingsland Cottages Reeds Lane, Sayers Common.

Relevant Planning History

DM/24/1607. Proposed two storey side extension, porch, single storey rear extension, outbuilding at rear to create home office and home gym ancillary to the main dwelling. Updated block plans received 12.08.2024 showing neighbour's right of access. Withdrawn.

DM/26/0952. Proposed outbuilding, for use as a home office. Pending Consideration.

SITE AND SURROUNDINGS

The site is located within the Sayers Common built up area boundary. The application site consists of a end of terrace two-storey dwelling which is characterised by bare brown brickwork walls, grey slate roof tiles and white timber window and door frames. The existing dwelling has some two off-street parking spaces to the front of the dwelling. Residential properties are located to the south and west of the site, a recreation ground to the east of the site and an education facility to the north. There are several residential properties in the surrounding area, they are of a varied scale and design and characterised by similar external materials to the application site.

APPLICATION DETAILS

The application seeks planning permission for a two-storey side extension and a porch extension at 7 Kingsland Cottages Reeds Lane, Sayers Common.

The proposed two-storey side extension measures some 3.8 metres in width, 6.9 metres in depth, an eaves height of 5.4 metres and a total height 7.7 metres. The proposed porch would measure some 2.1 metres in width, 1.1 metres in depth and a total height of 2.8 metres. It would consist of open sides and a canopy roof. The proposal also includes a pergola to the rear of the proposed two-storey extension which would measure some 3.5 metres in width, 3.6 metres in depth and a total height of 3.1 metres. The proposed works would be characterised by external materials similar in appearance to those used in the existing dwelling.

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 Mid Sussex Site Allocations 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
DP41 - Flood Risk and Drainage

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 relevant policies.

Hurstpierpoint and Sayers Common Neighbourhood Plan (made March 2015)

None relevant.

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.

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

Character and Design

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.

The proposed external materials would be similar in appearance to external materials within the existing dwelling and surrounding area. Details of the proposed external materials can be secured by a suitably worded condition.

The proposed two-storey side extension is subservient in height to the existing dwelling and it would be of a similar design and appearance to the existing dwelling and other extensions within the surrounding area. The proposed porch extension is of a modest scale and is set a significant distance from the highway to the south. The proposed pergola would be of a modest scale and given its location and the existing boundary treatment there would be limited views of it from the surrounding area.

Taking into account the above, the proposed works are considered acceptable in scale and design terms and will not have detrimental impact on the character and appearance of the area. Therefore, the application is considered to comply with the above part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Flood Risk and Drainage

Policy DP41 states in part:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The site is located in an area of increased surface water flood risk. The Council's Drainage Engineer had raised no objection to the application subject to the measures being implemented as stated. As such, and without any alternative technical assessment to the contrary, the proposal is considered to be acceptable in respect of its impact on flood risk and drainage and it would comply with the above part of policy DP41 of the Mid Sussex District Plan.

A third-party representation letter and the Parish Council have raised concern regarding the proposals impact on the flood risk at the site. Whilst these concerns are noted, given the above assessment it is considered the proposal would not cause an unacceptable impact on the flood risk at the site. Southern Water have commented on the application recommending a condition to protect their assets however it is considered that this can be secured via building regulations so a planning condition would not be necessary. Their comments have been included as an informative.

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);"

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed extensions are set away from the boundaries of the site and there are no residential properties to the east of the site. The proposed development does not include any first-floor side facing windows and due to their location and the existing boundary treatment, the proposed ground floor side facing windows would not have direct views into neighbouring properties private amenity space. Taking into account the above, the works would not cause significant harm to the amenities of nearby residents including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. The works are therefore, considered to comply with the above-mentioned part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

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.

CONCLUSION

In conclusion, due to the design, scale, position and nature of the proposed works they would not have a detrimental impact on the character and appearance of the area and they would not cause significant harm to the amenities of nearby residents. The proposal would also have an acceptable impact in relation to flood risk at the site. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the application complies with policies DP26 and DP41 of the Mid Sussex District Plan, the Hurstpierpoint and Sayers Common Neighbourhood plan, the Mid Sussex Design Guide SPD and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans