

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1867	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed construction of part double and part single storey rear extensions. Proposed alterations and upgrades to external appearance of dwelling with a number of internal and external alterations. Proposed creation of additional off road parking requiring a new drop kerb for access.		
Site:	7 Wolstonbury Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9AA, , ,		
Validation Date	28 Jul 2026	Overall Expiry Date:	21 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Sep 2026
Target Date:	22 Sep 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	25 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1867

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Ms Debbie Tidey

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

Southern Water - *The development site is not located within Southern Water's statutory area for water supply services.*

HURSTPIERPOINT AND SAYERS COMMON PARISH COUNCIL OBSERVATIONS

Parish Council recommends that MSDC grant permission.

INTRODUCTION

The application seeks planning permission for the proposed construction of part double and part single storey rear extensions. Alterations and upgrades are also proposed to the external appearance of the dwelling with a number of internal and external alterations. The creation of additional off-road parking requiring a new drop kerb for access is also required.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property is a two storey detached dwelling located at the end of Wolstonbury Close, a cul-de-sac off of College Lane, within the built up area of Hurstpierpoint.

The dwelling is positioned within a generous plot at the western end of Wolstonbury Close. The dwelling is set back from the highway by a driveway and front garden. To the north and south of the site are detached dwellings of a similar scale and design. To the east of the site is the highway. The properties along Wolstonbury Close are set back from the highway with driveways and front gardens to the front. These properties are similar in scale, design and materials.

APPLICATION DETAILS

The application seeks planning permission for the proposed construction of part double and part single storey rear extensions. Alterations and upgrades are also proposed to the external appearance of the dwelling with a number of internal and external alterations. The creation of additional off-road parking requiring a new drop kerb for access is also required.

The following changes will be made to the front elevation:

- o The existing uPVC cladding will be replaced with new cladding.
- o New dark grey aluminium doors will replace white uPVC doors at the first floor level.
- o All white uPVC existing windows will be replaced with dark grey aluminium windows.
- o The garage doors will be replaced with infill brickwork and dark grey aluminium windows.
- o The existing door leading to the walkway between the garage and the main dwelling will be replaced with a full length dark grey aluminium window.
- o A new parking space will be created on the existing front garden in front of the house. A dropped kerb will be required to facilitate entry to the driveway, which will be of a permeable material. (A licence will be required from WSCC).

- o The existing metal balustrade at first floor level will be reduced in width from 7.5 metres to 4.8 metres and replaced with a new glazed balustrade.
- o An open porch with a pitched tiled roof is proposed over the front door. The porch will have a maximum height of 3.7 metres.
- o The garage to the side of the property currently has a flat roof. It will be replaced with a pitched roof to the front and rear sections with roof tiles to match the existing roof. The mid-section of the roof will be flat.
- o There will be an extension at first floor level of approximately 1.8 metres beyond the rear elevation of the bedroom which sits above the garage in which an en-suite bathroom will be installed.

The following changes will be made to the rear elevation:

- o The existing sunroom leading to the garden from the living room will be removed and replaced by a single storey rear extension which will measure a maximum of 3.3 metres in depth and have a width of 7.6 metres. The rear wall will be staggered slightly and extend approximately 3 metres from the kitchen.
- o The section of the extension leading from the living room will have a pitched roof to an approximate maximum height of 3.4 metres and will have a set of doors leading to the rear garden.
- o The section of the extension which will form part of the kitchen will have a glazed roof to an approximate maximum height of 3 metres.

On the southern side elevation, there will be a window at ground floor level into the rear of the single storey converted garage and a door to the utility room in the front portion.

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:

DP21 - Transport

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.

Hurstpierpoint and Sayers Common Neighbourhood Plan

The Hurstpierpoint and Sayers Common Neighbourhood plan was made in March 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:

DPB1 - Character and Design

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) (August 2026)

The National Planning Policy Framework (NPPF) 2026 is a material consideration.

WSCC Guidance on Parking at New Developments (September 2020)

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 properties
- Parking
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design, however, it is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed extensions would remain proportionate to both the size of the plot and the surrounding built form, with the extended dwelling retaining a footprint slightly larger than the existing dwelling.

The cladding proposed at first floor level will be timber in a natural warm wood tone with a light neutral coloured render to the ground floor. Although the properties either side of no. 7 are tile hung at first floor level with bare brick to the ground floor level, there are other examples of different coloured cladding and windows in the vicinity. It can therefore be considered that the timber cladding and rendered walls not detract from the character of the area.

The proposed porch extension would constitute a minor addition to the dwelling and, by virtue of its modest scale and open design, would remain in keeping with the character and appearance of the existing property. The change of material of the first floor balustrade from metal to glass would not detract from the character of the area or the streetscene.

Given the design, form and scale of the proposals in relation to the surrounding properties, and that it would be constructed in materials which are sympathetic with the existing dwelling and the surrounding properties, the proposal is considered to comply with policy DP26 of the District Plan, the relevant principles of the Mid Sussex Design Guide SPD and policy DP3 of the NPPF.

Impact on Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight as it is materially inconsistent with the NPPF and consideration should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

The proposed extensions are considered unlikely to result in any significant adverse impact on the amenities of neighbouring occupiers. Whilst the development would increase the overall size of the dwelling, the resulting footprint would remain proportionate to the generous size of the plot. There is a separation of at least 8 metres from the proposed extension to the neighbouring dwellings at no. 6 and no.8 Wolstonbury Close. The side window and door proposed on the south elevation of the garage conversion will not cause any impact of overlooking. There is also boundary screening on the side and rear boundaries in the form of hedging and fences.

Given the scale and siting of the extensions, together with the separation distance and boundary screening, the proposal is not considered likely to give rise to any significant loss of outlook, light or amenity for neighbouring occupiers, nor would it give rise to unacceptable overshadowing or loss of light to neighbouring properties. It is therefore considered that the proposed development will not result in material harm to neighbouring amenity and complies with Policy DP26 of the Mid Sussex District Plan, and policy P3 of the NPPF.

Impact on Parking

Policy DP21 of the District Plan seeks development to provide adequate car parking taking into account accessibility of development, the type, mix and use, and the availability and opportunities for public transport. It is considered that this policy has very limited weight as it is considered to be materially inconsistent with the NPPF and greater weight should be given to policies TR2 and TR6 of the NPPF.

Policy TR4 of the NPPF relates to street design, access and parking. Part TR3(1e) requires proposals to 'Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.'

Policy TR6 of the NPPF relates to assessing transport impacts. Policy TR6(4) states 'Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: '*the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable*;

West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport.

The existing driveway is capable of accommodating two vehicles. It is confirmed that the application property currently has four bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 2.7 parking spaces should be provided. Following the garage conversion, the driveway would retain sufficient space to accommodate two vehicles. It is also proposed to add a further driveway space on the current front garden thus increasing the off street parking spaces to three for this property. This exceeds the parking requirement for a four-bedroom dwelling and therefore the proposal would not give rise to unacceptable on-street parking or highway safety concerns. For the dropped kerb, a VCO licence would be required from West Sussex County Council Highways team.

As such the proposal is considered acceptable in terms of highway safety and parking provision. The proposal therefore complies with policies TR4 and TR6 of the NPPF and policy DP21 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 proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with policies DP21 and DP26 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford