



Planning Statement

Project: Alterations & extension to an existing bungalow

Location: 12 Marchants Road, Hurstpierpoint, Hassocks, BN6 9UT

2518-JNF-XX-XX-RP-A-RP01-P2

P2 – 06/02/2026 – Planning issue

P1 – 05/02/2026 – First issue for comment



1. Introduction

This Planning Statement supports a householder planning application for proposed alterations and extensions at 12 Marchants Road, Hurstpierpoint, Hassocks, BN6 9UT. The proposals include a single storey rear extension, an extension to the existing garage, minor alterations to the roof and a retrofit of the dwelling incorporating external wall insulation finished in render, new glazing, and an MVHR system.

The application is supported by the following drawings:

- 2518-JNF-XX-ZZ-DR-A-100-Site_Location_and_Block_Plans
- 2518-JNF-XX-ZZ-DR-A-240-Existing_Plans
- 2518-JNF-XX-ZZ-DR-A-241-Existing_Elevations
- 2518-JNF-XX-ZZ-DR-A-242-Proposed_Plans
- 2518-JNF-XX-ZZ-DR-A-243-Proposed_Elevations

2. Site Context

The application site is a detached bungalow located within the built-up area of Hurstpierpoint and Downs Ward. Its immediate context is characterised by a mix of detached and semi-detached dwellings of varying architectural styles and applied façade materials.



Properties to the north of Marchants Road



Properties to the north east of Marchants Road



Properties to the north east of Marchants Road



Properties to the south of Marchants Road

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The property occupies a generous plot, which provides scope for modest extension and improvement without detrimental impact on the character of the area.

No statutory heritage designations apply to the site.



Google Maps

3. The Existing Building

The property comprises of a 2 bedroom detached bungalow with an attached garage and conservatory to the rear. The property appears to have been constructed in the 1970's.



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4. The Proposal

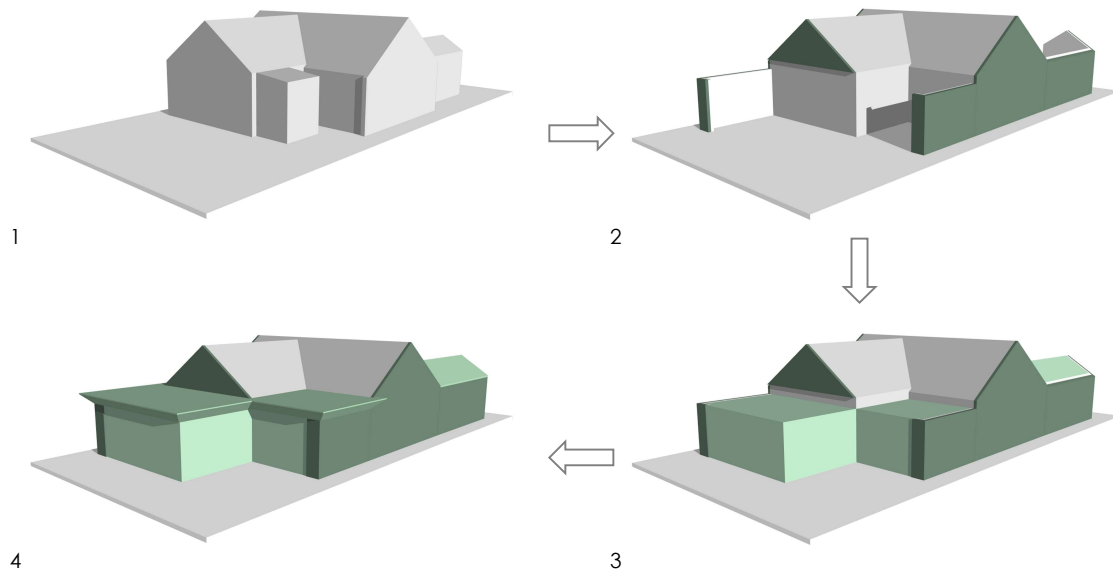
The application proposes:

- Single-storey rear extension to improve internal living space and strengthen indoor-outdoor connections.
- Extension to the existing garage to provide adequate space for modern car sizes, this incorporates a complementary pitched roof form to retain visual cohesion.
- Energy efficiency retrofit measures, including external wall insulation finished in render, upgraded glazing, and Mechanical Ventilation with Heat Recovery (MVHR).
- Minor roof alterations to include the replacement of tiles and slight extension of eaves to accommodate the external wall insulation thickness.

The proposals are domestic in nature, respect the existing building's scale, and maintain the dwelling's position relative to boundaries.

Placement & Scale

The below diagrams look to demonstrate the considered placement and scale of the proposed alterations in relation to the existing building.



1. Existing massing shown main house, garage, and conservatory
2. External insulation & extension walls as a continuation of existing walls, finished in render
3. Extension 'infills' clad in timber
4. Extension roofs

Materials

Front – Street facing façade

The existing property features a material palette of brickwork, render, and concrete roof tiles. To effectively deliver an energy-efficient retrofit, the introduction of external wall insulation is required to enhance the building's thermal performance. The most cost-effective approach is to finish the insulation system with render; consequently, the proposed works would replace the existing brick finish. Despite this change, the overall form and character of the building, as viewed from Marchants Road, will be preserved. Additional measures, such as the use of varied render tones, are proposed to distinguish the side elevations from the inset render panel on the front façade retaining the original contrast feature.



Concept View – Front (indicative only)

Rear – Not visible from public realm

The proposal introduces a high-quality contemporary infill extension to the rear of the property, set between rendered flank walls. As the works are not visible from the public realm, the design adopts a high quality, modern approach, with timber cladding providing a lightweight and sympathetic relationship between the new addition and the host building.

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Concept View – Rear (indicative only)

Landscaping

The proposal includes the removal of the existing concrete driveway, footpaths and rear patio and replaced with the following:

Driveway and side paths – Permeable resin bound gravel.

Rear patios – combination of free draining decking and patio surfacing.

Drainage

- Foul Drainage – connected to the existing run and chamber located within the side path (south).
- Surface Water Drainage will be directed to a soakaway within the garden. The use of permeable resin bound gravel supports sustainable drainage objectives and accords with the District Plan's approach to surface water management.

5. Planning Policy Considerations

National Planning Policy

The NPPF sets out the government's planning policies and a presumption in favour of sustainable development. Relevant sections include:

- Paragraph 11, promoting sustainable development
- Section 12, requiring high quality design that responds positively to local context
- Section 14, encouraging energy efficiency and carbon reduction in existing buildings

The proposals are consistent with these objectives.

Mid Sussex District Plan

The following policies are relevant:

- Policy DP1 – Sustainable Development: Encourages development that delivers environmental benefits and makes efficient use of land.
- Policy DP20 – High Quality Housing: Development should respect the character and amenity of adjacent properties and provide high-quality living environments.
- Policy DP28 – Design: New development must demonstrate high-quality design, consider context and local distinctiveness, and respond to local character.
- Policy DP39 – Sustainable Design and Construction: Promotes energy efficiency improvements in buildings.

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Mid Sussex Design Guide SPD is a material planning consideration that provides detailed guidance on design principles to achieve high-quality development. The Design Guide reinforces and expands on the District Plan design requirements.

Relevant sections of the SPD include:

- Context and Character: The design should respond to local character and respect the scale, form and appearance of surrounding properties.

- **Scale and Massing:** Extensions should be subordinate in scale and sympathetic to the original building to avoid dominating the host property or adjoining plots.
- **Materials and Detailing:** The choice of materials, proportions, and detailing should complement existing dwellings and help integrate extensions into the streetscape.
- **Energy Efficiency and Sustainability:** Encourages improvements to existing buildings that increase energy performance and reduce carbon emissions while respecting context and amenity.

The proposals at 12 Marchants Road are consistent with these principles in form, massing, materials, and sustainability measures.

6. Implementation of Planning Guidance

Design, Character and Appearance

The proposed development reflects the principles set out in Policy DP28 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD:

- **Scale and Massing:** The rear extension is single storey and positioned to the rear of the existing property, ensuring it remains secondary to the main dwelling.
- **Architectural Detailing and Materials:** Proposed external finishes—including render, timber cladding, and roof tiles - are chosen to integrate the extension visually with the original house and surrounding development, in line with SPD guidance on materials and detailing.
- **Context and Local Distinctiveness:** The design respects the character of the area by avoiding overly large or dominant additions and by ensuring that the form and proportions of new elements complement existing building lines.

The proposal responds positively to the criteria of Policy DP28 by demonstrating an appropriate form, scale, massing, materials and detailing that respect both the host dwelling and the surrounding residential context.

Residential Amenity

In accordance with Policy DP20 and SPD guidance on privacy and amenity:

- The single-storey extension is set back from shared boundaries, avoiding adverse overshadowing or overbearing impact on neighbouring properties.

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- Window orientation and the use of obscured glazing where appropriate prevent overlooking and safeguard neighbour privacy.

The scheme respects the amenity of neighbouring residents and does not result in unacceptable harm to daylight, outlook or privacy. Accordingly, the proposal would not result in material harm to neighbouring residential amenity.

Sustainability and Energy Efficiency

The proposals include retrofit measures to improve the energy performance of the dwelling, in line with Policy DP39 and SPD guidance on sustainable design:

- External wall insulation and high-performance glazing will reduce fabric heat loss and improve thermal performance.
- MVHR system will enhance indoor air quality and reduce reliance on mechanical heating systems.

These measures support both local policy goals for reduced carbon emissions and NPPF objectives for increasing the sustainability of existing buildings.

Compliance with the Mid Sussex Design Guide SPD is demonstrated in Appendix A

7. Conclusion

The proposed development is sustainable, well-designed and consistent with the development plan when read as a whole. It responds positively to local context, maintains residential amenity, and provides significant sustainability improvements.

In addition, the development:

- Complies with the National Planning Policy Framework
- Is consistent with relevant Mid Sussex District Plan policies
- Aligns with the Mid Sussex Design Guide SPD, demonstrating sensitive design, appropriate materials, and respect for local character

Appendix A

SPD Theme / Criterion	Design Guide Expectation	Response of the Proposed Development
Responding to Context and Character	Development should respond positively to the character of the site and its surroundings, reinforcing local distinctiveness rather than competing with it.	The proposals are confined to the rear and side of the dwelling and are single storey, ensuring minimal impact on the wider streetscape. The scale, form and appearance respect the established residential character of Marchants Road.
Scale and Massing	Extensions should be proportionate, subordinate to the host dwelling, and avoid overdevelopment of the plot.	The rear extension and garage extension are modest in scale and clearly subordinate to the original dwelling. The generous plot size ensures the proposals do not result in overdevelopment or visual crowding.
Layout and Relationship to Boundaries	Development should respect neighbouring properties, maintaining appropriate separation distances and avoiding dominance or enclosure.	The extensions are positioned away from shared boundaries where possible and remain single storey, ensuring no overbearing impact or unacceptable enclosure to neighbouring properties at Nos. 10 and 14 Marchants Road.
Building Line and Form	Extensions should relate well to the existing building line and respect the form of the host dwelling.	The extensions follow the established footprint and orientation of the existing dwelling. The garage extension retains a pitched roof form matching the existing, reinforcing visual continuity.
Architectural Quality	Development should be well designed, with coherent proportions, legible form, and a high standard of detailing.	The proposal introduces a simple, legible architectural form with restrained contemporary detailing. Timber-clad overhangs and clean render finishes provide visual interest while remaining understated.
Materials and Finishes	Materials should complement the host building and surrounding development in colour, texture and quality.	External wall insulation finished in render is proposed, complemented by timber cladding and concrete plain tiles selected to closely match the colour and appearance of the existing roof materials, ensuring a cohesive appearance.
Windows, Doors and Openings	Openings should be well proportioned, carefully positioned, and designed to protect privacy.	New glazing improves daylight and internal amenity. Obscured glazing is used to bathrooms and en-suites to prevent overlooking, ensuring neighbour privacy is maintained.

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SPD Theme / Criterion	Design Guide Expectation	Response of the Proposed Development
Impact on Residential Amenity	Development should avoid unacceptable loss of daylight, sunlight, outlook or privacy to neighbouring occupiers.	The single-storey height, positioning, and careful window placement ensure no material harm to neighbouring amenity, fully complying with SPD guidance on residential relationships.
Private Amenity Space	Existing and proposed development should retain adequate usable private amenity space.	The proposals retain a generous rear garden and improve the usability of external space through enhanced internal-external connections, without reducing garden size to an unacceptable level.
Energy Efficiency and Retrofit	The SPD supports improvements to existing buildings that enhance energy performance while respecting character and amenity.	The proposal includes external wall insulation, upgraded glazing, and an MVHR system, delivering significant improvements in thermal performance, energy efficiency, and internal comfort in line with SPD sustainability objectives.
Sustainable Design	Development should contribute to climate change mitigation and adapt existing buildings to modern standards.	The retrofit approach prioritises fabric-first improvements, reduced heat loss, and improved ventilation, directly supporting SPD guidance and Mid Sussex District Plan sustainability objectives.
Overall Design Outcome	Development should result in a high-quality, context-responsive scheme that enhances the site.	The proposals enhance the dwelling's appearance, functionality, and environmental performance while respecting local character and neighbour amenity, achieving the SPD's overarching design aims.