

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0879	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed single storey side extension incorporating roof lights to north elevation		
Site:	19 Dunlop Close, Sayers Common, Hassocks, West Sussex, BN6 9SL, , ,		
Validation Date	7 Apr 2026	Overall Expiry Date:	1 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Jun 2026
Target Date:	2 Jun 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>Stephen Ashdown</i>	Date:	2 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0879

**19 Dunlop Close, Sayers Common, Hassocks, West Sussex, BN6 9SL, ,
Proposed single storey side extension incorporating roof lights to north elevation
Mr And Mrs C Brown**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

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

Arboriculture Officer - stated that provided that the measures described in the AMS and TPP are implemented, trees should be adequately protected and should not be impacted by the proposal.

HURSTPIERPOINT AND SAYERS COMMON PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council recommends that MSDC grant permission

INTRODUCTION

The application seeks planning permission for a proposed single storey side extension incorporating roof lights to the north elevation.

RELEVANT PLANNING HISTORY

DM/15/0714 - Extension to the rear of the property. Permission.

SITE AND SURROUNDINGS

The application site is a two storey detached house of a traditional appearance, together with a detached double garage, situated within a corner, flat plot at the end of a no-through road in the built up area of Sayers Common. The house has benefitted from a previous rear extension and is characterised by facing brickwork and tile hanging walls to the first floor, white upvc windows and concrete roof tiles. The property is set back from the highway and a driveway with spaces for 2 vehicles to park in front of the double garage. The rear garden wraps around the rear of the property and is enclosed by close boarded fencing.

Dunlop Close is characterised by dwellings of similar appearance, a number of which have been extended. It is located within the built-up area boundary of Sayers Common.

APPLICATION DETAILS

The application seeks planning permission for a proposed single storey side extension incorporating roof lights to the north elevation. The proposed extension will extend 6.5metres to the side of the property and will connect the house to the external garage, however the side elevation will not extend beyond the side elevation of the garage. It will be single storey with a pitched roof and two rooflights to the rear facing slope. The overall height of the extension will be lower in height than the garage. A set of bi-fold doors will be added to the rear elevation leading out to the rear garden. A flat roofed section will connect the garage to the proposed extension and will have a rooflight. All external materials proposed will match the existing.

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:

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

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 2015.

There are 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 (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.

Relevant policies:

DPS1 - Climate Change

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) (December 2024)

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
- Impact on Trees
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex 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;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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 DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development."*

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Principle DG50 of the Mid Sussex Design Guide SPD relates to front and side extensions and with regards to side extensions, states the following: *'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'*

The proposed extension will extend 6.5 metres beyond the side elevation of the dwelling, however it will be behind the existing external garage, therefore will be largely screened from the public realm, with only limited views possible from the side access. Externally, the materials will match those of the existing dwelling.

The application is therefore considered acceptable in terms of design, form and scale and complies with policy DP26 of the Mid Sussex District Plan and principles DG49 and DG50 of the Mid Sussex Design Guide.

Impact on neighbouring properties

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);'

The proposed side extension to No. 19 will be located on the elevation facing No. 18 Dunlop Close. The two properties are separated by their respective garages, providing a degree of spacing between the dwellings. The extension will remain single-storey, with an eaves height of approximately 2.4 metres and a maximum ridge height of around 3.5 metres. Given its scale, siting, and the intervening built form, the proposal will have a limited impact on the neighbouring property in terms of outlook, privacy, and light.

Therefore, in terms of neighbouring amenities, the proposal is considered to comply with DP26 of the Mid Sussex District Plan.

Impact on Trees

Policy DP37 of the Mid Sussex District Plan deals with Trees, Woodlands and Hedgerows and states (in part), *'Trees, woodland and hedgerows will be protected and enhanced by ensuring development:*

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*

- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*

- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*
- o the contribution of the trees to the character and visual amenity of the local area; and*
- o the amenity and nature conservation value of the trees; and*
- o the extent and impact of the works; and*
- o any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

A tree report was submitted by the applicant with this application. The MSDC tree officer was consulted in relation to this application and confirmed that she had no objection to the proposal, subject to a condition requiring adherence to the AIA and AMS. Therefore, in terms of impact to trees, the proposal is deemed to comply with DP37 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

In conclusion, the proposal is considered to be acceptable in terms of design, scale and form, would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP37 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford