



Catherine Cardin
Planning Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
RH161SS

Date 30 June 2025

Dear Catherine,

Representation letter DM/25/1506

**Single storey side extension, part two storey part single storey rear extension.
Alterations to the existing front wall and piers to enlarge openings and installation of
two new gates.**

12 Western Road Hurstpierpoint Hassocks West Sussex BN6 9TA

I write on behalf of my client [REDACTED] who owns and resides at No. 10
Western Road, Hurstpierpoint (the neighbour to the right/north of the application site).

My client has no objection in principle to an extension of the neighbouring dwelling,
however as set out below the current scheme is excessive and results in unacceptable
impact on the neighbouring dwelling (No.10). It is also disappointing that there was no
consultation prior to submission of the application.

The proposals are significant involving single storey side additions (north) adjacent to
the neighbouring dwelling and part two and part single storey additions to the rear.

The acceptability or otherwise of extensions to dwellings is considered via planning
policies contained within the Mid Sussex District Plan and Hurstpierpoint Neighbourhood
Plan. There is also useful guidance within the Mid Sussex Design Guide. None of those
documents have been referred to by the applicant/agent within the submission.

The most relevant policies are as follows (with comments in relation to the current
application in red).

Mid Sussex District Plan

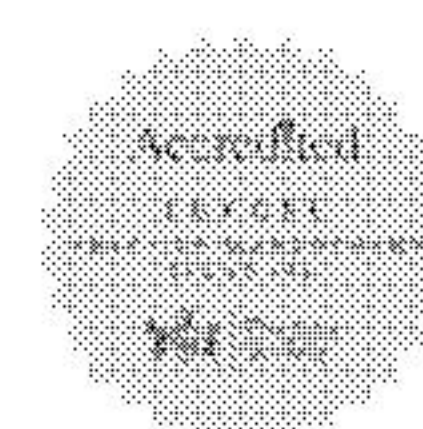
Policy DP26 (Character and Design) states:

The Portland Building 27 - 28 Church St Brighton East Sussex BN1 1RB

Direct line 01293 605170 Email Richard.Pollins@dmhstallard.com Main line 01273 329833 Fax 01293 246016

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"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: ...

- 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); ...
- positively addresses sustainability considerations in the layout and the building design; ..."

The application scheme impacts on the amenity of the neighbouring dwelling to the north, due to the extent of the rearward two storey addition and the fact that it extends so far to the rear of the two-storey part of No.10. Furthermore, the addition lies to the south of the neighbouring dwelling, blocking light and sunlight and encroaching on the 45 degree line, when viewed from neighbouring windows. This results in a development which will be overbearing and oppressive when viewed from No.10, causing unacceptable overshadowing and loss of sunlight. The photographs, show the view from No.10 (rear first floor bedroom at an approximate 45 degree angle) with the existing single storey flat roof visible and the two storey part of the original house. The proposal would entail building over the existing single storey section and extending out a further by over 4m (approximate as the plans are not dimensioned) with a further single storey addition of approximately 3m beyond. In total the addition from the main part of the original house is some 6.5m (two storey) and 3m (single storey) total 9.5m. The addition is excessive, clearly contrary to policy DP 26 and should be refused or considerably reduced in scale.

The rear gardens are dark and rooflights to the flank single storey addition will give rise to unnecessary light spill and impact on the habitat of local bats, which are well known locally.





Lauren either insert photos here

Hurstpierpoint Neighbourhood Plan – has no relevant policies.

Mid Sussex Design Guide.

Principle DG45:

Privacy of existing and future residents Applicants will need to demonstrate how privacy will be achieved between new and existing developments. The following elements can have an impact on privacy: ...

- The relationship of the parking, gardens, front defensible space, balconies with the adjacent buildings; and
- The position and arrangement of habitable rooms. Direct overlooking of private amenity space from habitable rooms in neighbouring properties should normally be avoided. Set-back upper floors, recessed balconies and generous internal courtyards can all help to deliver higher densities whilst respecting privacy.

Given the proposed windows on the northern elevation of the proposed extension these windows should be obscure glazed and fixed to open be openable only above 1.7m from first floor finished floor level. A condition should also be imposed to require planning permission for any first floor windows on the flank elevations, to protect neighbouring amenity.

Principle 49 (General principles for extensions) states:

“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. Extensions should typically use simple, uncomplicated building forms to complement 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. Extensions should not result in a significant loss to the private amenity area of the dwelling. There are two general approaches to extending a property:

- Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
- Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings. Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).”

The additions proposed are a mixture of pitched and flat roofs which fail to harmonise with the existing dwelling.

If approved the roof of the rear single storey addition should be controlled via condition to ensure no use of the space as a balcony.

Principle DG51 (Rear extensions) states:

Rear extensions 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.

See comments above relating to neighbouring amenity.

In addition to the comments above relating to conditions above a further condition should be imposed to restrict building operations to 8am-6pm Monday to Friday and 9am-1pm Saturdays, to protect neighbouring amenity and give some respite from noise disturbance.

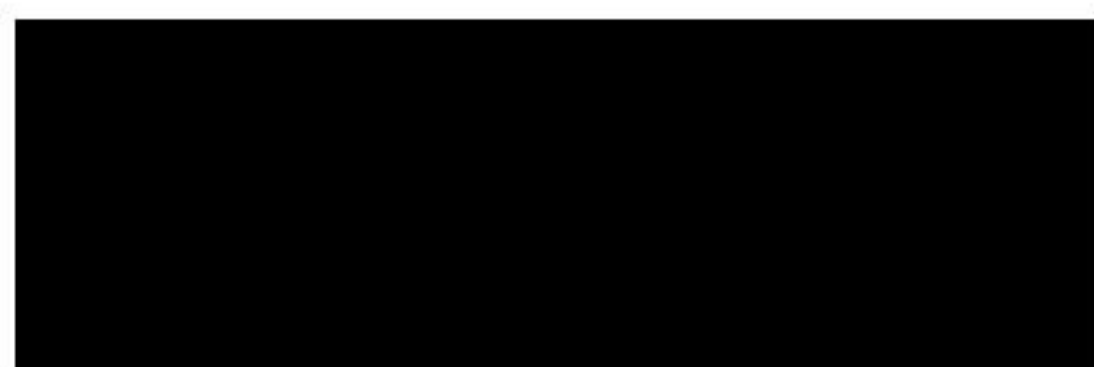
It is also suggested that to aid visibility from the parking spaces the front wall/piers be lowered.

Finally, and to summarise, it is considered that the application in its current form should be reduced or the rear additions (both ground and first floor) should be reduced in depth to retain reasonable amenity for the occupiers to the north. All conditions suggested above should be imposed on any consent for the same reason.

I trust these comments will be seriously considered prior to the determination of the application and that the current application will be refused or revised plans will be negotiated with the applicant.

Kind regards,

Peter Rainier MRTPI



Principal Director of Planning
DMH Stallard Planning