

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0175	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Garage conversion, loft conversion and internal alterations		
Site:	7 Whites Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9XX, , ,		
Validation Date	22 Jan 2025	Overall Expiry Date:	14 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 May 2025
Target Date:	19 Mar 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	16 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0175

**7 Whites Close, Hurstpierpoint, Hassocks, West Sussex, BN6 9XX, ,
Garage conversion, loft conversion and internal alterations
Ms Leah Blades**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

The committee's recommendation is that MSDC should give permission.

INTRODUCTION

Planning permission is sought for the conversion of the existing garage, loft conversion and internal alterations.

RELEVANT PLANNING HISTORY

00/01161/FUL - Single storey extension (approved)
02/01579/FUL - uPVC Conservatory (approved)

SITE AND SURROUNDINGS

7 Whites Close is a pitched roofed detached bungalow, the walls are a mix of face brickwork and painted render and upvc doors and windows. The dwelling is characterised by an existing rear conservatory, flat roofed rear extensions and a side lean to attached to flat roofed garage.

To the north of the site is the adjacent No.6 Whites Close, to the south of the site and set forward is No.8, to the west of the site is the driveway to the highway beyond and to the east of the site is the rear garden to hedging to the neighbour beyond.

The site is within the built-up area of Hurstpierpoint.

APPLICATION DETAILS

The garage is to be converted into a utility room and a snug.

The existing garage (which has already been changed to a utility room and bedroom 4) and linked lean-to approximately measures 7.33m in depth, 3.5m in width with a flat roofed height to eaves of 3m with the attached lean-to having an overall height of 2.58m.

The proposed converted garage is to become a utility room, WC and snug, having the same footprint with a flat roofed height of 2.8m.

The loft conversion consists of the installation of three rear pitched roofed dormers and four front rooflights. The existing roof is to be raised by approximately 800mm to accommodate the rear dormers. The dormers approximately measure 3.3m in depth, 2.3m in width with a height to eaves of 1.5m and an

overall height of 3m. This will create a bedroom, en-suite, walk in wardrobe, office space and storage. The front four rooflight approximately measure 0.7m by 0.45m each.

External alterations include a roof lantern on the existing flat roofed rear extension and a new roof to the existing conservatory.

Internal alterations include the existing conservatory changed to a lounge with the rear door re-located, the existing bedroom 5 is to be lost and the kitchen/dining room knocked into one.

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 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 - Design and Character

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 on 19 March 2015.
Relevant policies:

None relevant

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 the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, 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.

WSCC Guidance on Parking at New Developments - September 2020

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

ASSESSMENT

Character and Design

Policy DP26 of the 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;*
- 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'*

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.'

The converted garage has slight external alterations to the existing, but matching materials are to be used. Therefore, this element complies with policy DP26 of the Mid Sussex District Plan and principles DG49 and DG50 of the Mid Sussex Design Guide SPD.

With reference to roof enlargements, principle DG52 of the Mid Sussex Design Guide SPD in part states:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.'

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

This principle also includes reference to further dormer window guidance in Chapter 6 of the Design Guide under sections 6.3.5 to 6.3.7 which state:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line'.

Similar pitched roofed dormers are visible within the streetscene, including at No.4 (07/03340/FUL) and pitched roofed dormers approved under permitted development at No.1 (03/02346/LDC). Therefore, the proposed dormers would not be out of character with the streetscene.

The dormers are of a style which broadly comply with the above guidance. Whilst they are slightly larger than those outlined with the design guide, a fair proportion of the existing roofslope is still visible and is a distinct improvement from the originally submitted large and wide box dormer. The front rooflights do not clutter the front roofslope.

As such the proposal complies with the above part of policy DP26 of the Mid Sussex District Plan and principles DG49 and DG52 of the Mid Sussex Design Guide SPD.

Impact on neighbouring amenities

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);'

Given the location of the proposal and the nature of the works, in terms of light and outlook no harm will be caused.

In terms of overlooking and loss of privacy, the creation of a first floor would increase the level of overlooking toward neighbouring gardens from the first floor rear windows, primarily those serving an office and bedroom 4. It noted that a degree of overlooking is expected within the built up area and a dormer theoretically could be installed at the property under permitted development which would cause a similar level of overlooking to the proposal.

Therefore, in terms of the neighbouring amenities, the proposal complies with DP26 of the Mid Sussex District Plan.

Parking Provision

As the garage is to be lost, parking standards should be assessed. West Sussex County Council Guidance on Parking sets out the maximum parking standards for residential houses. For a 4-bed property in this location in Hurstpierpoint 2.7 parking spaces should be provided.

There are two parking spaces available within the existing driveway, coupled with this there are no on-street parking restrictions and the site is within walking distance of the village centre and alternative forms of transportation (buses).

Therefore, the proposal will accord with DP21 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

The proposal is considered to be of an appropriate design that is in keeping with the wider streetscene and the existing dwelling and will not cause harm to the surrounding area, coupled with this significant harm is not deemed to be caused to neighbouring amenities and is a sustainable location in terms of parking provision.

In conclusion, the proposal would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan as well and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell