

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0323	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Removal of existing conservatory and erection of a single storey infill extension to rear, an extension to the existing garage, alterations to roof and extension of eaves. Retrofit of the dwelling incorporating external wall insulation finished in render, new glazing, an MVHR system and a new drive and patio		
Site:	12 Marchants Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9UT, , ,		
Validation Date	3 Mar 2026	Overall Expiry Date:	25 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Apr 2026
Target Date:	28 Apr 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	30 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0323

**12 Marchants Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9UT, ,
Removal of existing conservatory and erection of a single storey infill extension to rear, an extension to the existing garage, alterations to roof and extension of eaves. Retrofit of the dwelling incorporating external wall insulation finished in render, new glazing, an MVHR system and a new drive and patio
Philip Damian Breen**

SUMMARY OF REPRESENTATIONS

One letter received from neighbour at no. 10 Marchants Road, raising the following concerns:

- Main concern is height of rear extension and how close it is to our boundary.
- Extension will obstruct and block light to daughter's bedroom window and hallway.
- Will affect lighting to front part of house, devaluing property.
- Please consider our right to light.

SUMMARY OF CONSULTEES

Southern Water

No objections to proposal.

HURSTPIERPOINT AND SAYERS COMMON PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks planning permission to remove an existing conservatory and erect a single storey infill extension to the rear, an extension to the existing garage and alterations to the roof and extension of eaves. The retrofit of the dwelling is also proposed, incorporating external wall insulation finished in render, new glazing, mechanical ventilation with heat recovery (MVHR) and a new drive and patio.

RELEVANT PLANNING HISTORY

There are no previous applications deemed relevant.

SITE AND SURROUNDINGS

No. 12 Marchants Road is a detached 1960s bungalow located within a row of similar dwellings on the western side of Marchants Road. The properties are staggered in layout, with the adjoining bungalow to the north (no. 10) set well back from no. 12. Land levels rise gently to the south.

The dwelling includes an attached single garage that projects forward of the principal elevation of the dwelling, with one off road parking space to the front. The property benefits from a generous sized garden to the rear, which backs onto the playing field of St Lawrence Church of England Primary School.

In terms of planning policy, the property lies within the built up area boundary of Hurstpierpoint.

APPLICATION DETAILS

Proposed plans show that the existing conservatory / sun room to the rear of the bungalow will be removed and replaced with a single storey extension that infills the southwestern corner of the bungalow. This is shown to measure approximately 3.7 metres deep by 3.25 metres wide, with an eaves height of 2.7 metres high and overall height of 3.08 metres (taken from highest adjoining ground level).

A further single storey rear extension is proposed towards the northern side of the bungalow; this is shown to measure approximately 4.3 metres deep by 6.7 metres wide with an eaves height of 2.95 metres and an overall height of 3.2 metres (taken from the highest adjoining ground level).

Both rear extensions will have a flat roof with an eaves overhang feature with integral gutter. The external walls of the extensions will be finished with render and timber cladding with timber cladding also proposed to the eaves; glazed sliding doors are proposed to the rear. The rear infill extension will provide a bedroom, with an existing bedroom and wc converted to a dressing area and en-suite. The larger rear extension will provide a living room with the existing living room converted to a kitchen and the existing kitchen converted to a 3rd bedroom.

To the front of the property, the existing single garage is proposed to be enlarged to measure approximately 6.4 metres deep by 3.72 metres wide and 3.65 metres high with a gable pitched roof.

Various works are proposed to the dwelling to improve the thermal efficiency of the building, including external wall insulation finished in render, upgraded aluminium framed windows and doors and mechanical ventilation with heat recovery (MVHR). Plans also show that the existing roof will be replaced with concrete plain tiles with Velux sun tunnels proposed to the front and rear; a slight extension of the eaves is also proposed to accommodate the external wall insulation. The planning agent has provided further supporting information that confirms that the proposed render finish will have a cream / off white colour to the front wall, with a darker shade proposed to the side walls. Replacement windows and doors are shown to have grey / taupe colour frames with brown tiles proposed to the roof.

On the northern elevation of the bungalow, plans show an existing door and window to be replaced with a full length window, with a window proposed to the northern wall of the rear extension to serve the kitchen. On the southern elevation, a large window is proposed to the larger rear extension, with a high-level window proposed to the rear infill extension; 2 no. obscure glazed full length windows are also proposed to serve the bathroom and ensuite.

Landscaping works are also proposed, to include the replacement of the existing concrete driveway and footpaths with permeable resin bound gravel and a replacement patio to the rear and proposed decking.

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

DP39 sustainable design and construction

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 Neighbourhood Plan was made on the 18th March 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 the 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:

DPS2 sustainable design and construction

DPS6 health and wellbeing

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) (December 2024)

ASSESSMENT

The main issues deemed relevant to this application are:

- Design and impact on the character of the area
- Impact on neighbouring amenities
- Parking provision.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

Policy DP39 relates to sustainable design and construction and encourages that development proposals seek to improve sustainability and minimise energy use.

The Council's Design Guide SPD is also a material planning consideration with design principles DG37, DG49, DG50 and DG51 deemed relevant to this application.

Design Principle DG37 highlights the importance of adopting a sustainable approach to building design that minimises environmental impact.

Principle DG49 relates to general principles for extensions and recommends that *'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.'*

DG50 relates to front and side extensions and states in part that:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

'Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

DG51 relates specifically to rear extensions and states the following:

'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.'

The proposed alterations to improve the thermal efficiency of the dwelling should assist in minimising energy use and improving the sustainability of the dwelling and are deemed acceptable in principle, being supported by District Plan policy DP39.

The proposed extensions and alterations are considered in keeping with the existing dwelling and surrounding properties in terms of design, form and scale.

The proposed rear extensions will have a contemporary appearance, with timber cladding, eaves overhang and large glazed windows and doors proposed. The eaves height of the extensions is shown to be higher than the eaves height of the existing bungalow, however it is not considered that the additions would appear oversized as to appear dominant in relation to the bungalow. The rear additions are considered to enhance the appearance of the dwelling to the rear and will have limited visual impact within the locality, being obscured in views from the public realm.

The proposed garage, whilst larger than the existing, should not appear visually dominant within the street scene and will remain set back from the front boundary of the property, allowing for one off road parking space to remain to the front.

The existing external walls of the bungalow are partly finished with white render and consequently the proposed render finish is not considered out of keeping with the existing dwelling or surrounding properties within the street scene, where white render and coloured weatherboarding is a feature.

In view of the above, the proposed development is considered acceptable in that it should not be detrimental to the character and appearance of the area, thereby complying with policy DP26 of the District Plan and the Council's Design Guide.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development proposals should *'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'.

The main issue deemed relevant to the consideration of this application is impact upon neighbouring amenities.

The southern flank wall of no. 10 Marchants Road lies in close proximity to no. 12 and faces directly onto the rear garden which is partly lined by a wire fence. The bungalow at no. 10 also lies at a slightly lower level to that at no. 12. Four windows are located in the flank wall of no. 10 which appear to serve two bedrooms and a bathroom, with the middle two windows obscure glazed.

The neighbour at no. 10 has raised concerns that the window closest to the proposed rear extension serves their daughter's bedroom and that the proposal will obstruct the window, blocking light levels to the room and hallway.

Proposed floor plans show the proposed rear extension in relation to the adjoining bedroom window and indicate that the extension will extend across the entire window which is the only window serving the room. The extension is shown to lie approximately 2.75 metres from the window. The proposed rear elevation also shows that the extension with its increased eaves height will appear significantly higher than the eaves height of the bungalow at no. 10.

As the extension lies to the south of the adjoining window, the proposal will undoubtedly restrict sunlight levels to the room as well as restricting outlook.

The proposed rear extension adjacent to no. 10 is shown to measure 4.3 metres deep with an eaves height of 2.95 metres and an overall height of 3.2 metres, taken from the highest adjoining ground level.

Planning records indicate that the existing gable projection to the rear of the bungalow, from which the proposed extension will extend, is original to the dwelling. As such, the fallback position is that a single storey rear extension up to 4 metres deep, with an eaves height that matches the bungalow and overall height of 4 metres could be installed under permitted development rights, without the need for planning permission, adjacent to the dwelling at no. 10. At 4 metres deep, an extension would extend across most of the adjoining bedroom window. Whilst an extension allowed under permitted development rights would have a lower eaves height than the proposed extension, the eaves of the extension would still appear higher than the adjoining bedroom window at no. 10. The extension could also be significantly higher than that proposed with a pitched roof that measures up to 4 metres high. In addition, a fence up to 2 metres high could be installed along the boundary between the properties, restricting outlook and light levels to the bedroom.

With this fallback position in mind, whilst neighbouring concerns are noted, it is not considered that the local planning authority could raise an objection to the proposal on amenity grounds.

The adjoining neighbour at no. 10 has also raised concerns regarding the proposal's impact upon their right to light. Right to light is a separate, private matter to the planning process and is something that they may choose to pursue.

Any concerns regarding potential impact upon the value of an adjoining property cannot be considered as such matters are not a planning consideration.

The proposed extensions and alterations are not considered to have a significantly harmful impact upon neighbouring amenities at no. 12.

In view of the above, whilst neighbouring concerns are noted, due to the fallback position and additions that could be added under permitted development, the proposal is deemed acceptable on amenity grounds, thereby complying with policy DP26 of the District Plan.

Parking provision

Policy DP21 of the District Plan relates to Transport and states in part that development proposals should provide 'adequate car parking for the 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.'

The proposed development would result in a three bed dwelling with an enlarged garage that can accommodate a modern car. One off road parking space will remain to the front of the garage.

The West Sussex County Council Car Parking Demand Calculator recommends that a dwelling in this location with three bedrooms has three off road parking spaces. Whilst the proposal would not meet this requirement, with two off road parking spaces, it is not considered that the proposal would be detrimental to highway safety in terms of generating additional off street parking.

The proposal is therefore considered to accord with 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 proposed development is deemed acceptable in terms of design, form and scale to the existing bungalow and will improve its thermal efficiency. The proposal is not considered to detract from the character and appearance of the area and is not considered to cause significant harm to neighbouring amenities when considering what could be added under permitted development rights. The proposal therefore accords with policies DP21, DP26 and DP39 of the Mid Sussex District Plan.

Decision: Permission

Case Officer: Deborah Lynn