

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1061	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Proposed garage		
Site:	Gatehouse Farm, 1 Birdcage Lane, Goddards Green, Hassocks, West Sussex, BN6 9HH, ,		
Validation Date	27 May 2025	Overall Expiry Date:	18 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Sep 2025
Target Date:	22 Jul 2025	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	25 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1061

**Gatehouse Farm, 1 Birdcage Lane, Goddards Green, Hassocks, West Sussex, BN6 9HH,
Proposed garage
Mrs Laura Bibby**

SUMMARY OF REPRESENTATION

None received

SUMMARY OF CONSULTEES

Flood Risk and Drainage Team - No objection
Southern Water - No objection

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

The application seeks planning permission for the erection of a garage.

RELEVANT PLANNING HISTORY

HP/016/76 - Extension to dwelling. Granted

SITE AND SURROUNDINGS

The property is located outside the extended built-up area boundary of Burgess Hill, which was extended for the Brookleigh Development which is under construction. The land around the dwellinghouse has also been granted planning permission for the erection of 5 No. dwellings which is currently under construction.

The locality has a current rural character with sporadic development along the highway, consisting partly of large detached residential properties, which are largely obscured from the highway by mature planting and hedging.

The property consists of a large, detached dwelling set back from the highway with front and western side boundary hedging, which partly obscures the property from wider views along Gatehouse Lane from the west. The dwelling is constructed in render, portions of brickwork, plain roof tiles and white fenestration.

APPLICATION DETAILS

The proposed building would be located to the front of the dwellinghouse and to the west of the frontage of the property.

The proposed building would have a width and length of 6.5 metres and 10 metres, with an overall height and eaves height of some 6.1 metres and 3.8 metres. The building would consist of a double garage and ground floor store with a first-floor office and bathroom. The first floor would be served by 3 No. rooflights on the west roof slope and a window on the northern elevation facing towards the dwellinghouse.

The proposal would be constructed in oak frame, brick, timber weatherboarding, timber doors, and plain roof tiles.

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 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:

DP12 - Protection and Enhancement of the Countryside

DP21 - Transport

DP26 - Character and Design

DP41 - Flood Risk and Drainage

Hurstpierpoint and Sayers Common Neighbourhood Plan (made March 2015)

Relevant policies:

HurstC1 - Conserving and enhancing character

Mid Sussex Site Allocations Document (DPD)

Site Allocations Development Plan Document as adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs 2031.

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.

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPS4 - Flood Risk and Drainage
DPN2 - Biodiversity Net Gain
DPC1 - Protection and Enhancement of the Countryside
DPB1 - Character and Design
DPT4 - Parking and Electric Vehicle Charging Infrastructure

National Planning Policy Framework (NPPF) (December 2024)

National Planning Policy Guidance

Ministerial Statement and Design Guide

On 1 October 2019 the Secretary of State for the Ministry of Housing, Communities and Local Government made a statement relating to design. The thrust of the statement was that the Government was seeking to improve the quality of design and drive up the quality of new homes. The Government also published a National Design Guide, which is a material planning consideration.

The National Design Guide provides guidance on what the Government considers to be good design and provides examples of good practice. It notes that social, economic and environmental change will influence the planning, design and construction of new homes and places.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Impact on the countryside and design
- Impact on neighbouring properties
- Impact on parking provision
- Biodiversity Net Gain
- Other Matters

Impact on the countryside and design

The site is within the countryside as defined by the District Plan. It is therefore necessary to consider the impact of the proposal in the local landscape in terms of the visual impact on the area.

Policy DP12 of the District Plan relates to the protection and enhancement of the countryside. In part it states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Policy HurstC1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan echoes the ethos of this policy.

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.'*

The Mid Sussex Design Guide requires all development to be of a high standard of design.

The building would be positioned within the curtilage of the existing property and would be seen within this context. The property is also surrounded to the north by the impending Brookleigh development, which will change the character of the area.

The proposed garage building would be located to the front of the dwellinghouse, however given the set back position of the dwellinghouse and the width of the frontage the proposed building would not appear cramped within the streetscene. The position of the proposed building would also not prevent views of views of the front facade of the dwelling. The size and scale of the building is considered to be appropriate to the size of the existing property and would be incidental to the existing dwellinghouse. It is noted that the eaves height of the building would height in relation to the proportions of the building, however given the overall appearance and material of the building this is considered acceptable in this instance.

Impact on neighbouring properties

DP26 states:

"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 existing closest neighbouring property is Twin Oaks, which is some 72 metres from the application site. The land to the east and north of the property is currently under construction to erect 5 No. dwellings, the closest of these dwellings would be some 40 metres from the proposed building. Given the significant separation distance, it is considered that the proposal would not cause harm to the amenities of neighbouring properties.

Impact on parking provision

The proposal would result in a new double garage for the property and would not result in any loss of existing parking. Due to this the proposal would increase the parking provision of the property.

Flood Risk and Drainage

The proposed development is within flood zone 1 and is deemed as very low fluvial flood risk. The site is located within Flood Zone 3b for surface water, and it has been demonstrated that the proposed development is located outside of this extent.

The Council's Drainage Engineer has been consulted on the scheme and they raise no objection to the proposal subject to compliance with the flood mitigation and resilience measures set out.

Southern Water have also provided comments on the application and raise no objection.

Overall, it is considered that the proposal would not cause an unacceptable risk to flooding. The proposal is thereby considered to comply with policy DP41 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.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse, would not impact on the character of the countryside, and would not cause harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP21, DP26 and policy DP41, policy HurstC1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan and the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Katherine Williams