

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1506	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	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.		
Site:	12 Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TA, , ,		
Validation Date	11 Jun 2025	Overall Expiry Date:	7 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Aug 2025
Target Date:	6 Aug 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	4
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Signed and Agreed By:	<i>Steven King</i>	Date:	28 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1506

**12 Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TA, ,
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.**

Justin Pawsey

SUMMARY OF REPRESENTATIONS

Two letters of objection were initially received in response to the application. These raised concerns regarding:

- It would lead to overshadowing to 10 Western Road
- It would increase a sense of overbearing impact to 10 Western Road
- Light spill from rooflights
- Overlooking to 10 Western Road

A further two letters of objection were received. These raised concerns regarding:

- Overlooking to 14 Western Road
- Disturbance during construction to 10 Western Road
- Impact to foundations of the neighbouring property to 10 Western Road
- Design not in keeping with the character of the area
- Impact on street parking
- Reduced visibility due to a new pillar position

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

SOUTHERN WATER

No objection.

PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

Planning permission is sought for a single storey side extension and a part two storey part single storey rear extension and for alterations to the existing front wall and piers to enlarge openings and installation of two new gates.

RELEVANT PLANNING HISTORY

HP/024/75- Garage. Permission.

HP/029/75- Replacement of hedge and remains of railings between pillars of existing front wall with screen wall blocks. Refused.

SITE AND SURROUNDINGS

12 Western Road is a two-storey detached dwelling. It is constructed of red brick with white upvc windows and a plain tile roof. The property has hanging tiles to the first-floor elevation. The property benefits from off road parking to the side of the property and a garden to the rear.

The property lies within the built-up area boundary of Hurstpierpoint. Neighbouring properties are located to the north and south. Highway is located to the east.

APPLICATION DETAILS

The application seeks permission to construct a single storey side extension and a part two storey part single storey rear extension. It is also proposed to alter the existing front wall and piers to enlarge openings and install two new gates.

The single storey side extension would be located on the side (northern) elevation. This would measure some 2.3 metres in width and some 12 metres in depth. This would have a pitched roof with a maximum height of some 3.6 metres and a height to the eaves of some 2.3 metres. This would have three roof lights and a door on the side (northern) elevation. It is also proposed to install a window on the rear (western) elevation. The extension would be finished in brickwork and tiles to match the existing. It is proposed to use this as a playroom, porch and WC.

The part two storey and part single storey extension would be located on the rear (western) elevation. The ground floor extension would measure some 11.6 metres in width and some 7.5 metres in depth. This would have a flat roof, with two roof lights. This would have two sets of glazed doors and one window on the rear (western) elevation. The first-floor extension would measure some 9 metres in width and some 5.1 metres in depth. This would have a dual hipped roof, with a maximum height of some 7.2 metres and a height to the eaves of some 5.7 metres. The extension would be finished in brickwork and tiles to match the existing. It is proposed to use this as two bedrooms. The proposed windows of the rear extension would be heritage style sash windows.

It is also proposed to revise the boundary wall and install two gates on the front (eastern) elevation. The gates would measure some 3 metres in width and some 1.3 metres in height. The gates would be wrought iron and finished in black paint. It is proposed to widen the northern pier to match the southern opening. The pier would match in size and material.

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 - 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.

Neighbourhood Plan

Hurstpierpoint Neighbourhood Plan made in 2015.
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 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:

DPS2 - Sustainable Design and Construction
DPB1 - Character and Design
DPN4 - Trees, Woodland and Hedgerows

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
- Neighbouring Amenities
- Impact on trees
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development.'*

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and states that:

'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.'

Principle DG50 of the Mid Sussex Design Guide SPD relate to side extensions and states that:

'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.'

Principle DG51 of the MSDC Design Guide establishes design principles for rear extensions to dwellings and states that:

'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 rear and side extensions would be of an appropriate scale and would be subordinate in height to the existing dwelling. It is considered that the dual hipped roof design of the rear first floor extension would coordinate well with the existing property and that the extension would be of a similar character and design to the existing dwelling. The rear extension would not be visible from the street

scene and therefore it is not considered that the proposal would be harmful to the street scene. It is considered that the first-floor extension roof responds well to the character of the existing building and the set down from the ridge allows the existing property to remain the dominant element. Although the ground floor extension proposes a flat roof and this would result in an overall mixture of flat and pitched roofs in the rear extension, it is considered that this contemporary approach would harmonise well with the existing building. The proposed side extension would be set-back from the front of the house, which would define the original dwelling. The side extension would not close an important gap or view and is therefore considered to not be harmful to the character of the area. As the proposal includes wall and roof materials to match the existing, it is considered that the development would provide a consistent finish.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape. As such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

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);'

On the northern side is 10 Western Road. The initial design of the rear extension has been revised twice to reduce the depth of the first-floor extension by 1.5 metres and the depth of the ground floor extension by 2 metres. Whilst it is considered that the proposed two storey extension would cause a loss of light and outlook, it is considered that the level of harm that would occur would not be significant enough to warrant the refusal of this application. As the proposed first floor extension would have a dual hipped roof, which would slope away from these neighbours, and as these neighbours would be offset from the shared boundary by some 3.3 metres, it is not considered that the development would cause significant overshadowing or enclosure. It is proposed to install two windows on the side (north) elevation. It is considered that the proposed landing window would only provide transient views into the private amenity space of this neighbour and as such, it is not considered that this would give rise to significant overlooking concerns. A condition can be attached to any consent to ensure that the proposed bathroom window would be obscure glazed.

On the southern side is 14 Western Road. Although the proposal would result in a two-storey enlargement towards this neighbour, it is not considered that the level of harm that would occur from overlooking would be significant enough to warrant the refusal of this application as any views into private amenity space would be oblique. As the proposed two-storey extension would have a dual hipped roof, which would slope away from these neighbours, and as these neighbours would be offset from the shared boundary by some 3.7 metres, it is not considered that the development would cause significant overshadowing or enclosure. A window is proposed on the side (southern) elevation. A condition can be attached to any consent to ensure that the bathroom window would be obscure glazed.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan.

Impact on trees

Policy DP37 of the Mid Sussex Plan relates to trees and states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

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.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

Nine trees are in proximity of the proposal. The MSDC Tree Officer was consulted on the application and considered the proposal. No objection has been raised providing a condition is included to secure the submitted Arboriculture Report.

Other matters

Concern has been raised regarding the impact to street parking as a result of the proposal. As the proposal would not alter the amount of parking at the site, it is not considered that the proposal would result in any impact to the parking available at the site. In addition, concern has been raised regarding reduced visibility due to the new position of the northern pillar. As the proposed arrangement would not significantly alter the existing arrangement and would enlarge the access, it is considered that this would improve visibility when entering or exiting the site. As such there would be no conflict with policy DP21 of the Mid Sussex District Plan.

Concern has also been raised regarding increased light spill from the proposed rooflights of the rear extension. As the site lies within the built-up area boundary, a degree of light pollution is expected to be present. Due to the small-scale nature of the proposal, it is not considered that the proposal would cause a significant amount of light pollution over the existing arrangement. Finally, a concern was raised regarding disturbance during construction. It is considered that any disturbance caused during construction would cause a temporary inconvenience and would therefore not result in harm that would justify withholding planning permission.

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 appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal complies with Mid Sussex District Plan policies DP21, DP26 and DP37, the Hurstpierpoint Neighbourhood Plan and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin