

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1338	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed Rear Extension.		
Site:	148 Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TB, , ,		
Validation Date	22 May 2025	Overall Expiry Date:	27 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Aug 2025
Target Date:	17 Jul 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	1 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1338

**148 Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TB, ,
Proposed Rear Extension.
Jack And Chloe Bucknall**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water has no objections to this proposal.

Conservation Officer

The conservation officer recommends as follows:

On balance, it is considered that this proposal is acceptable and meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF. I would recommend the following conditions:

- *Details of roofing and facing materials.*
- *New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.*
- *Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:*
 - *Typical examples of new windows and external doors*
 - *Typical eaves detail.*
 - *Rainwater goods and other external pipework to be of painted metal*
 - *Rooflights to be flush fitting, metal framed conservation style rooflights*

TOWN/PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council recommend approval.

INTRODUCTION

The application seeks planning permission for a proposed rear extension.

RELEVANT PLANNING HISTORY

DM/25/1337 - Proposed loft conversion, rear dormer, and roof lights - Pending Decision

SITE AND SURROUNDINGS

The application property is a semi-detached dwelling on the western side of Western Road. The Western side of the road, which is within the Hurstpierpoint Conservation Area, is characterised by semi-detached and period dwellings of similar form and scale positioned close to the highway, with open front gardens and/or off road parking. To the eastern side the dwellings have a similar relationship with the highway but consist of modern and 20th century properties of varying designs. To the front of the property is a driveway with space for 2 cars. The application property has an existing conservatory to the rear.

APPLICATION DETAILS

The current proposal is for the demolition of the existing rear conservatory extension and a replacement single storey ground floor extension across the full width of the plot which will join to the existing side single storey extension. Proposed doors to the rear of the extension will provide access to the rear garden. A wide high-level window is proposed to the northern elevation of the extension.

In addition to the proposed rear extension, other changes are proposed to the existing window arrangement on the ground floor of the north facing elevation of the property. It is proposed that the existing window on the exterior wall of the northern elevation and the existing window leading to the side extension will be filled in. New 500mm obscurely glazed wide windows are proposed on the Northern elevation providing light to the proposed WC and Utility space. Velux windows are proposed in the roof of the extension. The materials proposed will match the existing materials of the dwelling.

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:

DP26 - Character and Design

DP35 - Conservation Area

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 Parish Plan

The Hurstpierpoint and Sayers Common Parish plan was made in 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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPB3 - Conservation Areas

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
- Impact on the Conservation Area
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character

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."*

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.'*

In terms of rear extensions, principle DG51 states: i/ '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 rear elevation is set in an open position with regard to the public domain, as it can be viewed from the adjacent road, Sunleigh Court, which leads off of Western Road. The proposed extension would therefore be visible in the public domain. It is noted that 150 Western Road has a similar ground floor wrap-around extension to that proposed at 148 Western Road.

In terms of proposed external materials, the proposed extension would be constructed from materials to match the existing dwelling. The conservation officer has recommended that conditions are attached to the permission ensuring that the materials used are sensitive to the dwelling and make a positive contribution to the character and appearance of the area.

Therefore, in terms of design and character, the proposal is deemed to comply with DG49 and DG51 of the Mid Sussex Design Guide, and DP26 of the Mid Sussex District Plan.

Impact on the Conservation Area

S.72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: *'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

Paras 210, 219 and 220 of the NPPF state:

'210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'*

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'

DP35 states: *Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:*

- o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a*

traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;

o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;

o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;

o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

The proposal is seeking permission for the partial demolition of the existing conservatory extension and construction of a replacement ground floor extension across the full width of the plot, joining to the existing side infill addition, so that the revised extension would wrap around the base of the rear wing.

The conservation officer has commented that:

'148 Western Road is an unlisted semi-detached house located to the western side of Western Road within the Hurstpierpoint Conservation Area. The house is one half of a handed pair of late 19th/early 20th century villas, typical of the period and style of development within this part of the recently extended Conservation Area. It retains a number of attractive period features, and makes a positive contribution to the character and appearance of the Area. It is unusual in being relatively open to view from the rear, from the adjacent road leading off Western Road, Sunleigh Court, which is also a public right of way (PROW).

The property is, as above, one half of a villa pair, and had originally an L shaped plan form, which was mirrored by that of its attached neighbour. No. 148 has as existing both an infill extension to the side of the original rear wing, and a glazed addition to the back. Its attached neighbour (150) has a single storey rear extension wrapping around the base of the original wing, planning permission for which was granted in 2016, prior to the inclusion of this part of Western Road within the Conservation Area, and prior to the adoption of the Council's Design Guide.

The current proposal is for the partial demolition of the existing conservatory extension and construction of a replacement ground floor extension across the full width of the plot, joining to the existing side infill addition, so that the revised extension would wrap around the base of the rear wing.

In other circumstances, an extension wrapping around and obscuring the original footprint of the house in this manner might be considered contentious (ref. Design Principle DG49 'General Principles for Extensions' within the Design Guide), in that it undermines the integrity of the original architecture of the house. However, in this context, given the variety of other rear additions within this relatively new part of the Conservation Area, and in particular the existing extension to no. 150, it is considered that it may be difficult to sustain an objection to the proposal, which does at least have the merit of reinforcing the original and characteristic symmetry of the villa pair.

On balance, it is considered that this proposal is acceptable and meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF. I would recommend the following conditions:

- Details of roofing and facing materials.*
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.*
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:*
 - Typical examples of new windows and external doors*
 - Typical eaves detail.*
 - Rainwater goods and other external pipework to be of painted metal*
 - Rooflights to be flush fitting, metal framed conservation style rooflights.'*

The officer agrees with the above assessment from the Conservation Officer and therefore, in terms of impact to the conservation area, the proposal complies with policy DP35 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

Impact on neighbouring properties

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);'

Western Road is on a gentle slope running downhill from south to north. Adjoining 148 Western Road, on the southern elevation, is 150 Western Road which forms the other half to the villa pair. It has a single storey rear extension wrapping around the base of the original wing, planning permission for which was granted in 2016, prior to the inclusion of this part of Western Road within the Conservation Area, and prior to the adoption of the Council's Design Guide. To the northern side 148 Western Road is 146 Western Road, which sits at a slightly lower level and forms one half of another villa pair. It is separated from 148 by a narrow passage, with a fence and hedge on the boundary between the two properties.

The proposed extension is at ground floor level and would not have any direct views into neighbouring properties 'private' amenity spaces, nor would it result in any loss of light to the neighbouring properties. Therefore it is considered that the proposal would not cause significant harm to the amenities of nearby residents in terms of overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution or a loss of outlook.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 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.

Other matters

Southern Water have no objection to the proposal. They also advise that should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works proceed on site.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale, will conserve the special character of the conservation area and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with DP26 and DP35 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford