

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3264	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Demolition of existing porch and conservatory. Proposed part two storey and part single storey side extension, new porch to front elevation and new roof over existing flat roof garage.		
Site:	12A Grand Avenue, Hassocks, West Sussex, BN6 8DA, , , ,		
Validation Date	23 Dec 2025	Overall Expiry Date:	31 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Apr 2026
Target Date:	17 Feb 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	4
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Signed and Agreed By:	Stephen Ashdown	Date:	10 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3264

**12A Grand Avenue, Hassocks, West Sussex, BN6 8DA, , ,
Demolition of existing porch and conservatory. Proposed part two storey and part single storey
side extension, new porch to front elevation and new roof over existing flat roof garage.
Rowehurst - Vangelova**

SUMMARY OF REPRESENTATIONS

The amended plans have received two letters of objections from 30 Wilmington Close and 24 Wilmington Close on the following grounds:

- Out of character
- Overdevelopment
- Overlooking and loss of privacy
- Errors in cover letter, reference to Wilmington Way rather than Wilmington Close, deemed of garden to rear as secondary garden

The original plans had objections from No.24, No.28 Wilmington Close and No.30 Wilmington Close on the following grounds:

- Overdevelopment
- Overlooking and loss of privacy
- Flooding

CONSULTEE COMMENTS

Southern Water: In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission. The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

MSDC Drainage: The site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding. The Risk of Flooding from Surface Water mapping suggests the site is shown to be at low to very low surface water flood risk for the present day. The proposed built footprint is located within an area at very low to low risk of surface water flooding. The proposed application is a minor development and fits within the EA Standing Advice.

We have no objection to the proposed development on flood risk grounds.

As an advisory, we would suggest the Applicant considers extra resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Drainage should be managed via Building Regulations and Building Control, as necessary.

PARISH COUNCIL OBSERVATIONS

Recommend permission is granted

INTRODUCTION

Planning permission is sought for the demolition of existing porch and conservatory and the installation of a proposed part two storey and part single storey side extension, new porch to front elevation and new roof over existing flat roof garage.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

12A Grand Avenue is a two storey pitched roofed detached dwelling with a detached brick built flat roofed garage to the north of the dwelling. The walls are a mix of face brickwork, hanging tiles and painted render. The dwelling has a single storey conservatory to the side elevation.

To the north of the site is the adjacent 12 Grand Avenue, to the south is the adjacent bungalow (10A Grand Avenue), to the west of the site is the driveway to highway and to the east of the site is close boarded fencing to garden of No.30 Wilmington Close.

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

APPLICATION DETAILS

The existing conservatory to be removed approximately measures 5.25m in depth, 2.25m in width with a height to eaves of 2.7m and an overall height of 3.05m.

The existing side porch is to be removed which measures 1.5m in depth, 1.65m in width with a height to eaves of 2.8m and an overall height of 3.15m

The proposed two storey side extension approximately measures 5m in depth, 5m in width with a height to eaves of 5m and an overall height of 6.8m. This will serve a entrance hall and shower room and part of the sitting room on the ground floor and master bedroom and en-suite on the first floor.

The proposed single storey side extension approximately measures 5m in depth, 2.5m in width with a height to eaves of 2.5m and an overall height of 4.4m.

The proposed front porch approximately measures 1.6m in depth, 2.95m in width with a height to eaves of 2.35m and an overall height of 3.85m.

The existing flat roofed detached garage approximately measures 4.9m in depth, 2.75m in width with a height of 2.5m.

The proposed linked garage approximately measures the same footprint as the existing garage with a height to eaves of 2.35m and an overall height of 3.85m.

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 Hassocks 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)
DP39 (Sustainability)
DP41 (Flood Risk and Drainage)

Hassocks Neighbourhood Plan

The Neighbourhood Plan was made on 24th June 2020.

Relevant policies:

Policy 5 (Enabling zero carbon)
Policy 9 (Character and Design)

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
DPS4 - Flood Risk and Drainage
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)

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

DP26 of the District Plan, in part, 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'

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which states:

'Development proposals will be supported where, they are in line with the Townscape Appraisal, and where the character and design:

1. Is of high-quality design and layout;
2. Contributes positively to the private and public realm to create a sense of place;
3. Respects the character and scale of the surrounding buildings and landscape;
4. Protects open spaces and gardens that contribute to the character of the area;
5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;
6. 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, sunlight and security;
7. Creates safe, accessible and well-connected environments;
8. Protects existing landscape features and contributes to the village's Green Infrastructure network;
9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and
10. Positively responds to the local vernacular character of the defined Local Townscape Character Area'

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.'

Principle DG50 of the Mid Sussex Design Guide SPD relates specifically to front and side extensions states the following:

'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.

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'.

The proposed front porch is modest in size and of a style suggested by principle DG50 of the Mid Sussex Design Guide.

Two storey side extensions or first floor extensions above garages are widespread within the streetscene including at No.1 (12/02869/FUL), No.2 (08/03661/FUL and DM/16/1343) and No.23 (03/02995/FUL).

The side extension is a fair enlargement to the existing dwelling, but it is noted that neighbouring properties Nos 10 and 10a are characterised by having a footprint covering a large part of the wide plot. Therefore, a wider dwelling in itself will not be out of character and the proposal is not deemed overdevelopment of the site.

Whilst it is noted that those properties are bungalows, the proposal is to be constructed of matching materials and is considered to be of a design, size and scale that is in-keeping with the character of the existing dwellinghouse and that of the wider street scene.

The alterations to the existing garage with the changed from flat roof to a hipped roofed are modest with the existing garage of no great architectural merit and the new design in keeping with the wider streetscene.

Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide.

Sustainable Design

District Plan Policy DP39 states:

'All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- o Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- o Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;*
- o Use renewable sources of energy;*
- o Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;*
- o Limit water use to 110 litres/person/day in accordance with Policy DP42: Water infrastructure and the Water Environment;*
- o Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience'*

Policy 5 of the Hassocks Neighbourhood Plan states:

'Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local impacts can be made acceptable'.

This is a proposal which does not affect the overall sustainability of the house. A renewable energy source has not been included within the proposal nor any other energy saving measures, however the development would need to meet building regulation standards and this is not considered that this would warrant the refusal of the proposal.

Neighbouring Amenities

In terms of neighbouring amenities, Policy 9 of the Hassocks Neighbourhood Plan requires residential amenities to not cause unacceptable harm, while DP26 of the Mid Sussex District Plan states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy 9 of the HNP is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

Concerns have been raised as to the impact on the properties to the rear of the site within Wilmington Close. It is noted that the existing dwelling is approximately 0.8m from the rear boundary at the nearest point. It is noted however, that the properties themselves no.29 and No.30 are approximately 16m and 24m from the proposal at the nearest point.

In terms of privacy and overlooking, there is existing overlooking from the first floor rear landing window towards the rear gardens of Nos.29 and 30 of Wilmington Close. Whilst new windows are proposed to the rear elevation, they will serve a landing and an en-suite and are to be obscure glazed and no opening below 1.7m from floor level. This will be formalised via condition. Therefore, unacceptable harm is not deemed to be caused in terms of overlooking and privacy.

In terms of light and outlook, no.12 has no windows on the southern elevation and the proposed works are to the north of the neighbours within Wilmington Close and therefore unacceptable harm is not deemed to be caused.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Flood Risk and Drainage

Policy DP41 of the District Plan concerns Flood Risk and Drainage. It states in part:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates'.

Following consultation our drainage consultants are happy given the resilience measures outlined within the plans submitted that the proposal is acceptable in terms of flood risk. Therefore, the proposal complies with DP37 of the Mid Sussex District Plan.

Other

The neighbour has noted errors within the cover letter where Wilmington Close is called Wilmington Way, and some spelling errors within the plans. Whilst these are noted, they are not relevant to the planning merits of the case.

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 dwellinghouse and surrounding properties and would not have a harmful impact upon the character of the area. Nor is the proposal considered to have an unacceptable impact upon neighbouring amenities. The proposal is deemed acceptable from a sustainability and flood risk perspective.

The proposal therefore accords with policies DP26, DP39 and DP41 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell