

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0359	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension.		
Site:	9 Mackie Avenue, Hassocks, West Sussex, BN6 8NH, , , ,		
Validation Date	17 Feb 2026	Overall Expiry Date:	23 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Apr 2026
Target Date:	14 Apr 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	10 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0359

9 Mackie Avenue, Hassocks, West Sussex, BN6 8NH, , ,
Proposed single storey rear extension.
Mr And Mrs Turtle

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Flood Risk & Drainage: We have no objection to the proposed development on flood risk grounds.

Southern Water: The development site is not located within Southern Water's statutory area for water supply services. South East Water are the relevant statutory undertaker. Southern Water has no objections to this proposal.

SE Water: No comments received.

Naturespace Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme. There would be no likely impact on great crested newts or their habitats. I therefore have no comments.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council: Recommend permission is granted.

INTRODUCTION

This application seeks Planning permission for a proposed single storey rear extension at No 9 Mackie Avenue in Hassocks.

RELEVANT PLANNING HISTORY

DM/26/0358. Lawful Development Certificate - Proposed Loft conversion including the addition of a flat-roofed rear dormer, two smaller hipped side dormers and the addition of one roof window. Yet to be determined.

05/00436/FUL. To erect a conservatory to the rear of the existing dwelling. Approved March 2005.

KY/034/84. Front extension to form toilet and larger hall. Approved October 1984.

KY/024/82. Rooms in roof space. Approved August 1982.

KY/050/79. Addition to lounge and proposed garage. Approved August 1979.

SITE AND SURROUNDINGS

No 6 Mackie Avenue is a 2 bed detached bungalow located on the western side of Mackie Avenue within the built up area of Hassocks. The property has been extended to the front and rear and benefits from a detached single garage.

The property is constructed with walls with a lower brick plinth and painted cream rough render. The roof is finished with a plain brown tile.

The bungalow is located on an established residential road with some houses, but mostly bungalows of mixed styles. No 9 is sited to the north of a pair of extended semi detached houses. It is set back from the road with a front garden and private driveway providing off road parking space.

The bungalow lies to the north of an area at risk of surface water flooding. The bungalow and the footprint of the proposed extension is located outside of the Flood Zone 3b extent for surface water.

The property is within a Red Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

The submitted plans show the removal of an existing flat roofed porch, which serves the back door into the kitchen, and its replacement with a larger new flat roofed extension which will infill the area between an existing rear projection on the bungalow and the detached garage.

The proposed extension will measure 4.7m deep by 6.6m wide. The proposed eaves height on the flat roofed single storey addition will be set approx. 0.3m above the eaves on the existing bungalow. A 1.8m deep by 2.9m wide glazed lantern light is proposed within the flat roof to light the new open plan kitchen/living room, which is proposed within the extension. As originally submitted this lantern light was indicated on the proposed roof plan, but was omitted from the proposed elevations. Amended proposed elevation plans have been received which now correctly show this rooflight on the elevation plans.

The kitchen is currently located at the rear of the bungalow, with the two bedrooms at the front and to the side of the kitchen. The main living accommodation is located on the southern side of the property, comprised of a large living room, linked to a dining room and a rear projecting conservatory.

The proposed extension will allow for the internal layout to be redesigned by utilising the existing kitchen space to create an enlarged bathroom and a new utility room. A new dining room is proposed in place of the existing second bedroom and this will link into the new open plan kitchen/living space, with the removal of the rear wall. The existing living room and dining room are to be divided with new internal walls, and a new study created between the two. Two new high level windows are proposed in the southern elevation of the bungalow to light these new rooms. The proposed elevation plans also show the demolition of an external brick chimney currently located on the southern wall of the property and the associated chimney stack.

The proposed extensions are to be constructed in matching rendered brickwork, with UPVC windows to match the existing. The flat roof is proposed to be finished in roofing felt.

The application was submitted with a Flood Risk Assessment.

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 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:

DP26: Character and Design
DP41: Flood Risk and Drainage

Site Allocations Development Plan Document

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

Neighbourhood Plan - Hassocks Neighbourhood Plan, made June 2020.

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

DPS6 - Health and Wellbeing

DPB1 - Character and Design

DPS4 - Flood Risk and Drainage

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 Impact upon the street scene
- Impact on residential amenities
- Flood risk and drainage
- Sustainability
- Biodiversity
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

Also relevant in the determination of the application is Policy 9 of the Hassocks Neighbourhood Plan, which seeks development of a high quality and design that respects to character and scale of the surrounding buildings and incorporates appropriate materials.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG51 refers to rear extensions. These should 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 application seeks to extend an extended bungalow in an established residential area of Hassocks, where a number of similar properties have been extended with a variety of extensions and alterations.

The proposed single storey extension is considered to be of an appropriate scale that would not appear overly dominant in relation to the host dwelling. The proposed extension would respond appropriately to the character of the existing building and the materials would match to provide a consistent finish.

The proposed addition is located to the rear of the property and as such would not be visible from the street or from public vantage points. Whilst some limited views of the rear of the bungalow are possible from the path at the rear of the garden it is considered that the extension would not have a harmful impact upon the street scene or the overall character of the area. The proposed use of matching brickwork and windows in the addition would be in keeping.

This proposal would not be harmful to the street scene or the character of the area and is therefore considered to comply with Policy DP26 of the District Plan, Policy 9 of the Hassocks Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In contrast Policy 9 states that development proposals will be supported where they do not cause unacceptable 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;

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 Neighbourhood Plan 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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the house to the south at No 7 Mackie Avenue and to the north at No 11 Mackie Avenue.

The house at No 7 has been extended at the rear with a two storey flat roofed extension. There are ground and first floor windows facing north towards No 9 in the side gable of the house. The position of the proposed rear extension is sited between an existing rear projecting gable on the bungalow at No 9, which has been lengthened by the addition of a conservatory. These structures will protect views of the proposed rear addition from the house at No 7 and limit views from the rear garden. It is considered that the proposed removal of the chimney and the addition of two new high level windows in the south facing wall of No 9, to serve the new study and living rooms, will not cause unacceptable harm to the amenities of the residents living at No 7.

The bungalow to the north of No 9 at No 11 is sited approx. 7m, away from the proposed extension, with the garage at No 9 and the intervening attached garage at No 11 creating a visual block to views from that property and the immediate front and rear gardens.

The proposed extensions are single storey and, as such, it is considered that their construction would not cause significant harm to light or outlook available to the immediate neighbours. Given the modest nature of the proposal, it is considered that this proposal would not cause significant harm to the amenities of the neighbours.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

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.'

The Council's Flood Risk and Drainage Team Engineer has reviewed the submitted Flood Risk Report and has raised no objection to the application. The proposal is considered accord with the aims of Policy DP41 of the Mid Sussex District Plan.

Sustainability

Policy 5 of the Hassocks Neighbourhood Plan states that Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local impacts can be made acceptable and that residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation.

The proposed extension would be constructed in materials to match the existing dwelling with a felt roof. A renewable energy source has not been included within the proposal nor any other energy saving measures detailed. However, the development would need to meet building regulation standards and this is not considered that this would warrant the refusal of the proposal.

Biodiversity

The site falls within the Red Impact Risk Zone for Great Crested Newts, and the Naturespace Newt Officer has been consulted for her views on the application.

The relevant District Plan policy with regards to biodiversity and its protection is DP38. This does not seek to prevent development, but seeks to protect and enhance biodiversity during development.

As the site is in a high risk zone an Informative is recommended regarding the potential for the development to affect Great Crested Newts to accord with the aims of District Plan policy DP38.

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 rear extension and associated alterations are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and Policies 5 and 9 of the Hassocks Neighbourhood Plan and the relevant Design Guide Principles.

It is considered that the rear extension and additions will not cause significant harm to the neighbouring amenities, or impact upon the privacy, outlook, daylight, sunlight and security of the neighbours. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policy 9 of the Neighbourhood Plan and the relevant principles of the Design Guide.

An Informative is recommended regarding the potential for the development to affect Great Crested Newts to accord with the aims of District Plan Policy DP38.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey