



MY HOME PROJECT

GARDEN ROOMS, EXTENSIONS & MORE

Planning Statement

47 Grace Avenue, Hassocks, BN6 8GD

3rd August 2026

The Site & Context

The site is located on Grace Avenue, Hassocks, and forms part of the newly constructed Ockley Park housing estate by Taylor Wimpey. The developer has granted permission for the construction of the garden room, and a letter of approval is available upon request.

The property is an end-of-terrace, two-storey house clad in red brick and is surrounded by similar-style modern properties, with green fields around the development. It is located close to the South Downs and Hassocks village.

The site forms part of the allocated strategic growth area under Policy DP11, which includes around 500 new homes and a school, as set out in the Mid Sussex District Plan.

The Proposal

The garden room is intended for both personal domestic use and occasional business use to provide beauty treatments. The proposed commercial use will be limited to a maximum of two hours per day. The business activity involves only minimal beauty and wellness equipment, such as towels, a facial steamer, and beauty products. The use is quiet in nature and will generate no external noise.

The proposal also includes the installation of a low-noise domestic air conditioning unit, which will be positioned on the rear elevation of the outbuilding, facing away from neighbouring properties. The unit is intended solely to provide heating and cooling for the garden room and will operate at noise levels typical of modern domestic systems.

Rainwater will be drained into either a water butt or a planted flower bed, allowing it to soak naturally into the ground and reducing surface water runoff to the public drainage system.

The business will not require any additional staff and will serve no more than one client per day. The proposed use will not alter existing pedestrian or vehicular access, and there will be no change to current parking arrangements.

Due to its modest scale, the outbuilding will not result in overlooking, loss of privacy, loss of daylight, or any other adverse impact on neighbouring properties.

Existing boundary treatments, including approximately 1.8 m-high timber fencing, provide effective screening and further mitigate any potential overlooking.

The proposed materials comprise timber and low-maintenance metal cladding in neutral tones, selected to blend harmoniously with the surrounding garden landscaping and existing boundary treatments.

Owing to its modest scale, sensitive positioning, and carefully considered material palette, the proposed outbuilding represents a low-impact addition that will preserve the character of the area and will not have any adverse effect on neighbouring properties.

Local Policy

In line with the Hassocks Neighbourhood Plan (2020), Policy 8 (Character & Design), the timber-clad garden outbuilding is entirely ancillary in scale to the main residential dwelling. Positioned at the rear, it remains visually unobtrusive, maintaining the architectural character of the Ockley Park estate.

In accordance with Policy 5 (Enabling Zero Carbon), the garden outbuilding will be constructed using ground screws instead of carbon-heavy concrete, while the main structure will be built using SIPs (structurally insulated panels). This will not only deliver a highly efficient, low-energy building but will also dramatically reduce waste on site, as the SIPs are manufactured off-site. The external finish will comprise timber and low-maintenance metal cladding, ensuring the durability and longevity of the building. Overall, the proposal supports sustainability goals, mirroring the energy-efficient ethos of the wider Taylor Wimpey development.

The Hassocks Neighbourhood Plan strongly advocates for a diverse local economy. Providing a dedicated health and beauty workspace directly meets the needs of the expanded population resulting from the 500-home allocation north of Clayton Mills.

Regional Policy

The Mid Sussex District Plan (2021–2039), Policy DPE1 (Sustainable Economic Development), seeks to maintain a high local employment rate, foster business innovation, and actively reduce regional out-commuting. The proposal will enable the applicant to offer beauty services from home, reducing the need for both the applicant and local clients to travel to Brighton or London.

Policies DP26 and DP29 (Residential Amenity & Noise) ensure that new developments do not cause unacceptable noise, fumes, or loss of privacy to surrounding residents. The proposed health and beauty treatments will create no externally audible noise. Furthermore, high-quality double glazing and a well-insulated building envelope will contain any internal noise. Low-chemical beauty treatments will also prevent odour pollution.

Policy DPT4 (Parking Infrastructure) requires adequate parking provision that does not result in dangerous or disruptive on-street parking. Ockley Park properties benefit from dedicated off-road driveways. The proposed use will serve only one client at a time, ensuring that parking demand never exceeds the site's capacity.

National Policy

The National Planning Policy Framework (NPPF) encourages the creation of a strong, competitive economy. National guidance requires planning policies and decisions to create the conditions in which businesses can invest, expand, and adapt. It places significant weight on supporting economic growth and productivity while taking into account both local business needs and wider opportunities for development. The proposal enables the applicant to establish and operate a small local business from home.

Support for Flexible Working: Modern national policy supports developments that contribute to local and regional economies while making efficient use of land within residential curtilages. The proposal maximises the use of the applicant's rear garden, adding value not only to the property but also to the surrounding area and community.

Sustainable Transport: The business aligns with national sustainability objectives by significantly reducing commuting. It enables local clients to walk or cycle to appointments, thereby reducing vehicle emissions and traffic congestion.

Conclusion

The proposed outbuilding is a modest, well-designed ancillary structure that has been carefully planned to complement the existing dwelling and its surroundings. Its scale, siting, appearance, and materials ensure that it will preserve the character of the Ockley Park development while having no harmful impact on neighbouring residential amenity in terms of privacy, outlook, daylight, noise, or parking.

The proposal supports sustainable development by incorporating low-carbon construction methods, energy-efficient materials, and sustainable drainage measures, while enabling a small-scale home-based business that will generate minimal activity and no adverse effects on the local area. With no changes to access arrangements, no additional staff, and a maximum of one client per day, the proposed use remains clearly ancillary to the primary residential use of the property.

The development is consistent with the objectives of the Hassocks Neighbourhood Plan, the Mid Sussex District Plan, and the National Planning Policy Framework by promoting high-quality design, supporting sustainable economic growth, encouraging home working, and making efficient use of residential land. The proposal represents an appropriate and proportionate form of development that delivers social, economic, and environmental benefits without causing harm.

For these reasons, the proposed outbuilding and its ancillary home business use fully accord with local, regional, and national planning policy, and planning permission is respectfully requested.