

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3165	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, single storey front extension and first floor flank extension with associated changes to internal layout and fenestration.		
Site:	19 Clayton Avenue, Hassocks, West Sussex, BN6 8HD, , , ,		
Validation Date	10 Dec 2025	Overall Expiry Date:	5 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Feb 2026
Target Date:	4 Feb 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	3 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3165

**19 Clayton Avenue, Hassocks, West Sussex, BN6 8HD, , ,
Proposed single storey rear extension, single storey front extension and first floor flank extension with associated changes to internal layout and fenestration.
Mr And Mrs Wardle**

REPRESENTATION RECEIVED

None received.

PARISH COUNCIL OBSERVATIONS

Recommend permission is granted.

INTRODUCTION

The application seeks planning permission for a single storey rear extension, single storey front extension and first floor flank extension with associated changes to internal layout and fenestration.

RELEVANT PLANNING HISTORY

CN/034/96 - Proposed two storey side extension. Permission

DM/22/2684 - Proposed single storey rear extension, single storey front extension and first floor flank extension with associated changes to internal layout and fenestration. Permission

SITE AND SURROUNDINGS

The application property consists of a two-storey detached dwelling located on the northern side of Clayton Avenue, a cul-de-sac within the built-up area boundary of Hassocks.

The locality is characterised by residential properties which consist of detached dwellings of varying forms and designs which are set back from the highway with off street parking. The frontages of the properties are well defined by low boundary walls and fences.

The application property has a pitched hipped roof with a two storey side extension, which has a one and a half storey appearance, with a pitched barn hip roof and front and rear pitched roof dormer windows. The dwelling is constructed in render, plain roof tiles and timber fenestration.

APPLICATION DETAILS

The proposed first floor extension would replace the first floor of the existing two storey side extension. This extension would have a full two storey appearance with a pitched hipped roof with an overall height of some 7.5 metres and an overall height to match the existing dwelling.

The proposed ground floor extension would extend forward of the proposed first floor extension and would result in the partial conversion of the integral garage to create a utility room. The extension would have a depth of some 1.4 metres and a width to match the existing projection, with a lean to roof with an overall height and eaves height of some 4.10 metres and 3.0 metres.

The single storey rear extension would infill the existing staggered rear elevation of the dwelling and would not extend beyond the furthest rear elevation of the dwelling. This extension would have a lean to roof with a portion of flat roof, this would have an overall height and eaves height of some 3.6 metres and 2.6 metres.

The proposal also includes alterations to the existing fenestration, including a window on the ground floor east side to be relocated to serve the utility room to be created, a first floor window on the east side to serve a bathroom and will be obscure glazed. A ground floor window on the west side is to be enlarged.

The proposal would be constructed in materials to match the existing property with grey aluminium fenestration.

The proposed works are of the same scale and design of previously approved DM/22/2684 except with some differences in terms of window and door details.

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 - Character and Design

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.

Hassocks Neighbourhood Plan (made June 2020)

Relevant policies:

Policy 5 - Enabling Zero Carbon

Policy 9 - Character and Design

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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 neighbouring properties
- Impact on parking provision
- Sustainable Design
- 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.'

Hassocks Neighbourhood Plan Policy 9 states:

'Development proposals will be supported where they have regard to the Hassocks Townscape Appraisal, and where their character and design takes account of the following design principles as appropriate to the nature, scale and location of the particular proposal:

- 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 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;*
- 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 relates to front extensions and states:

'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.'

Principle DG50 also relates to side extensions and states:

'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 specifically relates to rear extensions and states:

'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 proposal would be of a design, form and scale that is in proportion and appropriate to the character of the dwelling. The proposal is the same scale and form as approved in DM/22/2684 with some minor

alterations to design. The side and front extensions would be visible from the street. The side extension would replace the existing first floor extension and although this proposed extension would have a larger form than the existing it would maintain the visual gap between the dwelling and No. 17 Clayton Avenue. This extension would also be set back from the front elevation of the dwelling with a roof form which would incorporate and reflect the existing character and appearance of the dwelling. Given this, it is considered that the proposal would reflect the character of the area and of surrounding properties.

The proposal is therefore considered to comply with policy DP26 of the District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan 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);'*

Policy 9 of the Hassocks Neighbourhood Plan states that proposals will be supported when it: *'does 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.'*

Policy 9 states that proposals should not "unacceptable harm" amenities of existing nearby residents and future occupants whereas policy DP26 of the MSDP states that development should not cause "significant harm". 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 Hassocks 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.

On the eastern side is No. 17 Clayton Avenue, a detached bungalow. This neighbour benefits from ground floor side windows which serve the kitchen diner and bedroom, with a first floor side dormer window which also serves a bedroom. The boundary between the properties consists of planting and close boarded fencing. The proposed single storey rear extension would be obscured from this neighbour by the proposed first floor extension, and the proposed front ground floor extension would be seen against the existing built form of the dwelling. The proposed first floor extension would be in the same position as the existing, which the side windows face onto. This proposed extension would have a greater form than the existing extension but with a similar overall height. This extension would include 2 No. side windows which would serve a bathroom and as a secondary window to a bedroom, which is currently present on the existing extension. The bathroom window is to be obscure glazed and can be retained with a suitably worded condition. Given the existing relationship between the properties and the similarities between the proposed extension and the existing it is considered that this extension would not cause unacceptable harm to the amenities of this neighbouring property.

To the western side is No. 21 Clayton Road, which is set back further from the highway than the application property with close boarded fencing in between. The proposed single storey front extension would be obscured by the existing dwelling and the first floor extension would be some 10.9 metres from this neighbouring dwelling. The single storey rear extension would be located adjacent to the boundary with this neighbour, with a separation distance of some 3 metres to this neighbour. No. 21 includes 2 No. ground floor side windows which would face the proposed extension. The habitable room that these windows serve is also served by a front window and therefore the proposed extension is not considered to result a significant loss of light or overbearing impact to this neighbour, therefore the proposal is considered not to cause unacceptable harm to this neighbour.

The proposed extension remains as the same scale and form with minor alterations to the design in terms of windows and doors from application DM/22/2684. The proposal was considered to not cause unacceptable harm during the previous application with the minor changes not considered to cause

unacceptable harm to neighbour amenity spaces and complies with policy DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan.

Impact on parking provision

Policy DP21 in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4 bedroom dwelling in parking behaviour zone two, 2.7 spaces should be provided. The proposal would result in the garage being partially converted resulting in the loss of 1 parking space. The driveway has space for 3 cars and therefore meets the parking requirements and accords with policy DP21 of the Mid Sussex District Plan.

Sustainable Design

Policy 5 of the Hassocks Neighbourhood Plan in part states:

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

'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 development relates to the alteration of an existing dwelling. 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. It is therefore considered that this would not warrant the refusal of the proposal.

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

In conclusion, the proposal is considered to be appropriate in terms of design, form and scale to the dwellinghouse and locality, would not cause unacceptable harm to the amenities of neighbouring properties and is acceptable in terms of parking provision. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26, policies 5 and 9 of the Hassocks Neighbourhood Plan, and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Peter Davies