

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2454	Case Officer:	Andrew Horrell
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of conditions 2 and 3 relating to planning application DM/25/0241 - to allow for design changes to garage roof and to the external materials of the garage.		
Site:	33 Farnham Avenue, Hassocks, West Sussex, BN6 8NR, , , ,		
Validation Date	29 Sep 2025	Overall Expiry Date:	14 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Nov 2025
Target Date:	24 Nov 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	17 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2454

**33 Farnham Avenue, Hassocks, West Sussex, BN6 8NR, , ,
Variation of conditions 2 and 3 relating to planning application DM/25/0241 - to allow for design changes to garage roof and to the external materials of the garage.
Mrs Alix Geer**

SUMMARY OF REPRESENTATIONS

None received

CONSULTEE COMMENTS

None received

PARISH COUNCIL OBSERVATIONS

Recommend permission is granted.

INTRODUCTION

Permission is sought to vary of conditions 2 and 3 of planning application DM/25/0241 to allow for design changes to the garage roof and to the external materials of the garage.

RELEVANT PLANNING HISTORY

DM/25/0241 - Demolition of existing garage and ground floor extensions. Erect a two storey side extension, a loft conversion with rear dormer and a double garage. (approved)

SITE AND SURROUNDINGS

33 Farnham Avenue is a semi-detached hipped roofed two storey dwelling with an existing rear conservatory and flat roofed attached side garage. The walls are a mix of painted render and face brickwork with upvc doors and windows.

To the south-west of the site is the rear garden with close boarded fencing to No. 31 Farnham Avenue beyond, to the north-east of the site is the front garden with highway beyond, to the south-east of the site is the driveway to highway beyond and to the north-west of the site is the adjoining No.35 which is characterised by a rear conservatory matching No.33.

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

APPLICATION DETAILS

The approved detached garage measured some 5.75m in depth, 5.5m in width with a height to eaves of 2.865m and an overall height of 3.4m.

The proposed detached garage measures the same footprint as the approved garage, the height of eaves will measure approximately 2.75m with an overall height of 5.4m.

The materials of the walls are to be changed from the approved render to face brickwork.

APPLICATION DETAILS

This application seeks permission to vary condition numbers 2 and 3 in relation to planning application DM/25/0241.

Condition 2 stated the following:

Approved Plans

'The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning'.

Condition 3 stated the following:

'No external materials shall be used other than those specified on the approved plans and application details without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan'.

Alterations from the approved plans include the installation of a pitched roof and to increase the height of the garage and the change of materials of the walls from render to face brickwork.

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, the Site Allocations 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

Hassocks Neighbourhood Plan

The Neighbourhood Plan was made on 24th June 2020.

Relevant policies:

Policy 9 (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.

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:

DPB1 - Character and Design

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.

ASSESSMENT

This application is made under section 73 of the Town and Country Planning Act 1990 to vary conditions 2 and 3 associated with the planning permission reference DM/25/0241 for alterations to the approved plans.

The Act states that '*On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.'

S73 applications allows for developers to amend conditions attached to planning permissions. Such an application only allows the conditions to which have been granted as part of the original planning permission and cannot amend the operative part of the planning permission i.e. the description of the development. This was recently clarified in case law of *Finney v Welsh Ministers* [2019] EWCA Civ 1868 where the Court of Appeal held that S73 applications cannot be used to obtain a varied planning permission when the change sought would require a variation to the terms of the "operative" part of the permission.

In this instance, the application is for the amendment to the approved plans to allow changes to the materials and roof tiles to match the host property, i.e change from render to face brickwork and use of plain roof tiles. The other change to the garage is in terms of design, with the alteration of the roof type to pitched roofed which therefore changes the eaves and ridge height of the garage from the approved.

The principle of the development was originally accepted through the previous permission under reference DM/25/0241.

Even though the result of this application would be the issuing of a new planning permission, it is not considered necessary to go through all the planning issues. The only issue that is pertinent is to consider the specific changes that are proposed from the previous approval.

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Design and Character

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.'*

Policy 9 of the Hassocks Neighbourhood Plan are most relevant 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'*

External changes to the garage in terms of materials, match the materials used on the main dwelling. The raising of the height of the detached garage is a fairly substantial increase, but the garage will be subservient to the main dwelling and therefore the proposal is deemed in character with the streetscene and the existing dwelling.

The proposal is thereby considered to comply with Policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan, the design principles set out in the Design Guide, and the requirements of the NPPF.

CONCLUSION

It has previously been considered that the development of the site for is acceptable through the determination of the permission reference DM/25/0241.

The proposed amendments to the previously approved plans detailed in conditions 2 and 3 are considered to be sensitive to the design and character of the area and the main dwelling.

The proposal is thereby considered to comply with Policy DP26 of the Mid Sussex District Plan, Policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell