

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2585	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Extension of existing roof to the south over existing flat roof to garage with gable ends to the east and west and 2 No roof lights. Converting existing hip end to the north into a gable. Retain front dormer on the front/west elevation. New dormer and roof light on the east elevation and addition of French doors and glass balustrade.		
Site:	54 Woodsland Road, Hassocks, West Sussex, BN6 8EU, , , ,		
Validation Date	15 Oct 2025	Overall Expiry Date:	2 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jan 2026
Target Date:	10 Dec 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	16 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2585

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Mr And Mrs Fagg

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

PARISH COUNCIL OBSERVATIONS

Original plans:

Recommend permission is granted.

Amended Plans:

Recommend permission is granted.

INTRODUCTION

This application seeks planning permission for works to extend a detached bungalow located at 54 Woodland Road in Hassocks.

RELEVANT PLANNING HISTORY

KY/019/92. Rooms in roof. Approved August 1992.

SITE AND SURROUNDINGS

No 54 Woodland Road is a detached bungalow located on the eastern side of the road, towards the northern end, beyond the junction with Chancellors Park.

The road is characterized by a mix of bungalows at the northern end, some of which have been altered and extended with loft conversions and dormer additions. The predominant colour palette for the external construction materials are reds/browns with brick walls and brown tiles. The majority of the dwellings at the southern end of the road are older 2 and 3 storey houses with a more mixed palette of construction materials.

No 54 is constructed in a brown brick, with plain brown tiles and has a hipped roof with a front facing dormer addition with a gabled roof. A single flat roofed garage is attached to the southern wall and off street parking for at least two cars is available on a section of gravelled frontage space. The majority of the windows in the bungalow have been changed from white to UPVC in an anthracite grey colour.

The property is located within an Amber zone for Great Crested Newts and within the built up area of Hassocks.

APPLICATION DETAILS

Planning permission is sought to enlarge the bungalow by the extending the existing roof to the south over the existing flat roofed garage, with new front and rear facing gables with two roof lights, and a rear facing Juliette balcony to serve first floor French doors, extending the existing northern hipped roofline to a barn ended gable, and the addition of a new dormer and roof light on the rear (east) elevation.

During the course of determining the application amended plans have been received to show the retention of the existing front facing dormer on the west elevation, to add a frosted glass, rather than a clear glass, balustrade to form the rear Juliette balcony, to include the use of grey windows throughout, to change the proposed roof tiles from dark grey concrete to brown roof tiles, to match the existing, and to introduce vertical cedar cladding on the new gable additions and as cladding on the proposed rear dormer.

The submitted plans show that the existing bungalow accommodates two ground floor bedrooms, a separate front living room, and a study of a central hallway, and an open plan kitchen/dining room which leads onto a rear sunroom and a shower room. The attached garage has an internal width of approx. 2.7m and a depth of approx. 7m.

At first floor level the existing bungalow accommodates one bedroom and a separate bathroom and a boiler room. The first floor bathroom, bedroom and stairs are lit by three existing roof lights sited in the rear roof slope.

The proposed floor plans show the ground floor layout unaltered. The roof extensions will allow the first floor bedroom to be relocated and enlarged, a smaller second bedroom/office to be provided as well as additional storage space, an enlarged bathroom and boiler cupboard, all served off an enlarged landing space.

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 Hassocks Neighbourhood Plan and Site Allocations DPD.

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
DP38 Biodiversity

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 policies deemed relevant to this application.

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 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:

DPS2 Sustainable Design and Construction

DPS6 Health and Wellbeing

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)

ASSESSMENT

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

- Design
- Impact on residential amenities
- Parking provision
- Sustainability
- Biodiversity
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 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 townscape 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 DP29);
- * 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.'

Also relevant in the determination of the application is Policy 9 of the Hassocks Neighbourhood Plan, which states:

'Policy 9: Character and Design

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 townscape 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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'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. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement 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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG52 in Chapter 9 of the Design Guide is relevant to this application as it refers to Loft Conversions and Roof Extensions, and states:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors'.

The proposed roof extensions will change the appearance of this property in the street scene, with the addition of the gabled roofline over the garage, and the change from the hip to gabled roof form, which will alter the length of the ridge line on the property. Whilst the proposed changes will enlarge the first floor floorspace in the bungalow it is considered that other nearby properties have been similarly enlarged and there is a precedent in the road for such additions.

The retention of the front facing dormer is supported, as it is an existing subordinate roof feature. This amendment has been negotiated in preference to the original proposal (ie, to add an enlarged flat roofed dormer in its place). The proposed rear dormer, although a larger roof addition, is sited at the back of the property, alongside the rear gable addition and will be screened from public vantage points. Other such flat roofed additions have been added to bungalows nearby, including next door at No 56, to the north of No 54.

The use of roof tiles in a brown colour, to match the existing property, will be appropriate to the setting of the bungalow on this part of Woodland Road. The introduction of natural wood (Cedar cladding) on the roof additions is accepted as the colour tones will reflect the colour palette in the immediate vicinity of the site.

Overall, the proposed additions are found to accord with design principles DG49 and DG52 of the Design Guide. The amended scheme will not be visually harmful to the general street scene or adversely affect the overall character of the area. The proposal is therefore found to accord with District Plan Policy DP26, Neighbourhood Plan Policy 9 and the design principles set out in the Design Guide.

Impact on residential amenities

District Plan Policy DP26 and Neighbourhood Plan Policy 9 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the phrasing of these policies. District Plan Policy DP26 requires 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.'*

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 most affected by the proposed gable addition and rear addition are the immediate neighbouring bungalows at Nos 56, to the north, and No 52 to the south.

It is considered that the gable addition on the northern end of the bungalow will not harmfully impinge upon the living conditions of the occupiers of No 56. That property has been extended up to the northern boundary of No 54. There are obscure glazed windows sited in a single storey side extension constructed alongside the boundary fence, but these will already be overshadowed by their proximity to the bungalow at No 54.

It is considered that the enlarged first floor bedroom in the gabled roof addition window will not cause an adverse degree of overlooking onto the neighbouring property at No 52, or impact upon the privacy, outlook, daylight, sunlight and security of the residents of that property. The proposed rooflights in the southern facing roof slope are annotated on the plans to be sited with cills at a height of 1.7m above the finished floor level. The rear French doors are inward opening and glazed. With the proposed frosted glazed balustrade views out from the bedroom will be limited to that of a first floor window. It is considered that any overlooking from this first floor bedroom window will not be harmful to the amenities of the residents at No 52.

Houses located at the rear of the site are Nos 61 and 63 Kings Drive. They are located some 30m away, with intervening tree screening. Due to the distance from No 54, and the angled orientation, of those two houses it is considered that the proposed extensions at No 54 Woodsland Road will not adversely affect the privacy, outlook, daylight, sunlight or security of the neighbours living there.

Overall, it is considered that the proposal will not unduly affect the neighbouring amenities or their privacy, outlook, daylight, sunlight and security. The application is found to accord with District Plan Policy DP26, Policy 9 of the Neighbourhood Plan and the overall principles of the Design Guide.

Parking provision

With regards to parking provision for the extended dwelling the relevant District Plan Policy is DP21, which states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

- o A high quality transport network that promotes a competitive and prosperous economy;*
- o A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- o Access to services, employment and housing; and*
- o A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- o Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
- o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
- o 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;*
- o Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
- o The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
- o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- o The scheme protects the safety of road users and pedestrians; and*
- o The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.

The proposal will increase the number of bedrooms in the property from 3 to 4 (max). There is existing off road parking provision at the front of the house for two vehicles, as well as the retained garage provision. On road parking space is limited in Woodsland Road and impacted by users of the nearby mainline station.

For a 4 bed property located in Hassocks the West Sussex County Council Guidance on Parking recommend 2.7 spaces should be provided.

There is adequate parking provision for the extended dwelling when assessed against the WSCC parking requirements. Whilst there is restricted on street parking in the nearby roads, the site is also located in a sustainable location, within easy walking distance of the mainline station and the village centre and other sustainable transport options. The proposal is therefore considered acceptable in terms of the provision for parking for the extended property and therefore the proposal accords with the aims of District Plan Policy DP21.

Sustainability

Policy 5 of the Hassocks Neighbourhood Plan relates to sustainability and 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.

Proposals which make provision for charging electric vehicles at each dwelling (where feasible) and on-street; and making parking areas charging ready will be supported.'

The proposed loft extensions would be constructed with the external materials as detailed. 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 for sustainability to accord with their aims of this is not considered that this would warrant the refusal of the proposal.

Biodiversity

The site falls within an Amber Impact Risk Zone for Great Crested Newts.

The relevant District Plan Policy with regards to biodiversity and its protection is DP38. This states:

'Biodiversity will be protected and enhanced by ensuring development:

o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
o Promotes the restoration, management and expansion of priority habitats in the District; and
o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

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 roof extensions and alterations are considered acceptable in design terms, as shown on the amended plans. The amended scheme accords 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.

It is considered that the new additions will not cause unacceptable harm to the neighbouring amenities, or impact upon the privacy, outlook, daylight, sunlight and security of the neighbours, with recommended planning conditions to control the detail of the development.

The site is located in a sustainable location and the on site parking provision will accord with the aims of District Plan Policy DP21.

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