

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2252	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed replacement tiled roof to existing rear extension flat roof		
Site:	54 Friars Oak Road, Hassocks, West Sussex, BN6 8PY, , , ,		
Validation Date	5 Sep 2025	Overall Expiry Date:	30 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Oct 2025
Target Date:	31 Oct 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	24 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2252

54 Friars Oak Road, Hassocks, West Sussex, BN6 8PY, , ,
Proposed replacement tiled roof to existing rear extension flat roof
Mr And Mrs Pack

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None

TOWN/PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council have recommended that the proposal is granted permission.

INTRODUCTION

The application seeks planning permission for a replacement tiled roof to an existing rear extension flat roof.

RELEVANT PLANNING HISTORY

04/02815/FUL - Proposed first floor flat roof rear extension. Half hipped roof extension incorporating two gabled dormers to the rear. Granted December 2004

SITE AND SURROUNDINGS

The application property is a 2-storey, brick and tile, semi-detached dwelling located on the northeastern side of Friars Oak Road, within the built-up area of Hassocks. It has a pitched roof with rooflights to the front elevation and a box dormer to the rear. There is an enclosed pitched roof porch to the front and flat-roofed single-storey rear extension across the full width of the property. To the south-eastern side of the property is the shared driveway with no. 52, which leads to a pair of single garages beyond.

The dwellings within the locality are set back evenly from the highway with areas of off-street parking and soft landscaping to the front of the property. They consist of largely symmetrical semi-detached pairs of varying forms and design, with single garages set well back behind the properties and accessed via shared driveways.

The site is designated as a Great Crested Zone Impact Risk Zone (Amber).

APPLICATION DETAILS

The proposal is for a replacement tiled roof to an existing rear extension flat roof. It is proposed that the pitched roof will contain 4 no. rooflights and the roof tiles will match those of the existing dwelling. The existing side windows to the rear extension will be removed and be infilled by brick. A stone capping finish will be added to the parapet wall.

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

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

The Hassocks Neighbourhood Plan was made in 24 June 2020. The policies contained therein carry full weight as part of the Development Plan for planning decisions within the Hassocks Neighbourhood Plan area.

Relevant policies:

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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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 and Character
- Impact on neighbouring properties
- Biodiversity Net Gain
- Other Matters

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 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.'*

In terms of rear extensions, principle DG51 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 will change the existing flat roof to a pitched roof with rooflights. The impact on design is therefore minimal and the materials proposed will match the existing.

Therefore, in terms of design and character, the proposal is deemed to comply with principles DG49 and DG51 of the Mid Sussex Design Guide, policy 9 of the Neighbourhood Plan and policy DP26 of the Mid Sussex District Plan.

Impact on neighbouring properties

In terms of impact upon neighbouring amenities Policy 9 in the Hassocks Neighbourhood Plan in part seeks to ensure that development:

'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 DP26 in the District Plan seeks to avoid 'significant harm' to neighbouring amenity.

As the Hassocks Neighbourhood Plan is a more recently adopted part of the development plan, in accordance with planning law, this policy takes precedence over policy DP26.

The change from a flat roof to a pitched roof will result in an overall increase in height. However, there will be minimal impact to the neighbour at no 56 Friars Oak Road in terms of privacy, light or outlook.

In terms of neighbouring amenities, the proposal is therefore deemed to comply with both policy 9 of the Hassocks Neighbourhood Plan and policy DP26 of the Mid Sussex District Plan.

Other Matters

Policy 5 of the Hassocks Neighbourhood Plan states: *'Enabling Zero Carbon 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.'*

Due to the modest scale of the proposal, it is not considered to significantly affect the overall sustainability of the dwelling. Any relevant sustainability measures can be addressed through Building Regulations, and the proposal is therefore deemed acceptable and complies with Policy 5 of the Hassocks Neighbourhood Plan.

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, size and scale and would not cause unacceptable harm to the amenities of neighbouring properties. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, policies 5 and 9 of the Hassocks Neighbourhood Plan and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford