

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0213	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	A single storey, full-width, rear extension, loft conversion with rear facing dormers, change of roof tiles, elevation changes include new render finish and timber cladding to walls, rooflights, and new glazing and doors throughout.		
Site:	3 Ockenden Way, Hassocks, West Sussex, BN6 8HS, , , ,		
Validation Date	27 Jan 2025	Overall Expiry Date:	20 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Mar 2025
Target Date:	24 Mar 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:	7 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0213

3 Ockenden Way, Hassocks, West Sussex, BN6 8HS, , ,

A single storey, full-width, rear extension, loft conversion with rear facing dormers, change of roof tiles, elevation changes include new render finish and timber cladding to walls, rooflights, and new glazing and doors throughout.

Mr Seiriol Tomos

SUMMARY OF REPRESENTATIONS

None received

CONSULTEE COMMENTS

Southern Water: Southern water has determined the Flow rate for the above site will remain the same/similar as capacity is not an issue and no southern water assets will be affected. Therefore, Southern water has no objections to this proposal.

Surface water should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations.

Drainage and waste disposal: Approved Document H - GOV.UK (www.gov.uk)

Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

Due to changes in legislation that came in to force on 01 October 2011 regarding the future ownership of sewers it is possible that some previously owned private sewers now deemed to be public could also be crossing the above property which are not shown on the Southern Water records. Therefore, should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

PARISH COUNCIL OBSERVATIONS

RECOMMEND APPROVAL The applicant is advised that Government has committed to adopt a 'Future Buildings Standard' during 2021 which will change the Building Regulations requirements for alterations and extensions to homes to bring these alterations closer to that of a 'zero energy building'. This is supported by Policy 5 'Enabling Zero Carbon' of the Hassocks Neighbourhood Plan which states that proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation. Energy saving measures include floor, roof and wall insulation, and low u-value windows (which may need to be triple glazed). These requirements may require amendments to your design which could affect the drawings submitted for planning permission. The applicant may wish to note that alterations that are built to a Nearly Zero Energy standard, are unlikely to need further retrofitting to minimise the carbon emissions that the nation is required to reduce to zero by 2050. As retrofitting an existing home to be highly energy efficient is more complex than doing so for a new building, applicants may wish to look at the 'EnerPHit' standard that the Government is understood to be considering as the applicable 'Nearly Zero Energy' standard in this context, or at the Archetypes published by the London Energy Transformation Initiative for u-values for your extension walls, windows etc. and for ventilation and overheating prevention standards to be achieved.

INTRODUCTION

Permission is sought for a single storey, full-width, rear extension, loft conversion with rear facing dormers, change of roof tiles, elevation changes include new render finish and timber cladding to walls, rooflights, and new glazing and doors throughout.

RELEVANT PLANNING HISTORY

DM/23/2989 - A single storey, full-width, rear extension, loft conversion with rear facing dormers, elevation changes include new render finish and timber cladding to walls, demolition of existing chimney, new chimney, rooflights, and new glazing and doors throughout. (amended plans and description 11/01) (approved)

DM/24/2665 - Variation of condition no 2 relating to planning application DM/23/2989 to amend the approved plans to allow for design changes. (approved)

SITE AND SURROUNDINGS

3 Ockenden Way is a link detached pitched roofed bungalow, the walls are a mix of white painted render and face brickwork with upvc doors and windows. The dwelling is characterised by a rear upvc conservatory and a front gabled extension.

To the south-east of the site is the set back No.1, to the north-west of the site is the link detached No.5, to the south-west of the site is the rear garden with No.18 Downs View Road beyond and to the north-east is the driveway to the highway.

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

APPLICATION DETAILS

The existing rear conservatory is approximately 1.5m in depth, 3.5m in width with a height to eaves of 2.2m and an overall height of 2.5m.

The proposed flat roofed single storey rear extension approximately measures 5m in maximum depth, 8.9m in width with an overall height of 2.9m. This will serve a kitchen/dining room. Internally bedroom 1 is to be converted into a utility room and the staircase, existing kitchen turned into an enlarged bathroom and the dining room changed to a larger living room.

The proposed sloping rear dormers both approximately measure 3.15m in depth, the larger dormer measures 2.6m in width with the smaller dormer measures 2.3m in width with a height to eaves of 2.5m and an overall height of 2.9m. This will serve bedrooms 2 and 3, an en-suite and staircase. The dormers are to be constructed from dark zinc.

The existing front gable serving bedroom 1 is to be changed from face brickwork to black timber cladding.

External works include new two front rooflights serving the landing and en-suite within the roof and the erection of a side patio door to replace the existing window to the ground floor office.

The only alteration from the previously approved applications is the use of anthracite concrete roof tiles.

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 Sites Allocations 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:

DP26 - Character and Design

MID SUSSEX SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (adopted June 2022)

No relevant policies.

Hassocks Neighbourhood Plan

The Neighbourhood Plan for Hassocks was 'made' in July 2020. It forms part of the development plan with full weight.

Relevant policies:

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 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 are considered to be relevant to this application.

ASSESSMENT

Character and Design

Policy DP26 of the 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;*
- 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'*

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan 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'*

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 DG51 specifically relates to rear extensions and states that:

'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 principle of development is deemed acceptable by the previous approvals at the site.

The proposed rear single storey extension is a modest enlargement and the proposal is considered to be of a form and design which is in proportion and appropriate to the character of the existing dwelling. The extension would not be visible from the streetscene. Given its modest single storey nature, it is considered that it would be in keeping with the character of the area and the size and scale of existing and surrounding properties. The materials are to be sympathetic to the streetscene.

Principle DG52 relates to dormer windows and roof enlargements and states:

'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.'

This principle also includes reference to further dormer window guidance in Chapter 6 of the Design Guide under sections 6.3.5 to 6.3.7 which state:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.'

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.'

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line'

Ockenden Way is characterised by dormer windows to the front and rear. A dormer of similar appearance (albeit a single dormer) was approved at No.9 under DM/17/3975. Other dormers approved include 13/01870/FUL (No.14), 13/00210/LDC (No.15), CN/018/98 (No.16)

The proposed dormer would be of the same scale, design, and materials would be similar to the existing dormer windows in the locality and would be set back and set down from the ridge and of a width that would not dominate the rear roofslope. The dark zinc material would be a new addition to this property, but would be in character to the existing rear dormer at No.9. Therefore, the proposed dormers are deemed to be in character with the area.

As noted above, the only alteration from the previous approvals at the site is the change in tiles, this is deemed in character with the existing dwelling and the surrounding area.

Therefore, in terms of character and design, the proposal complies with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Sustainable design

District Plan Policy DP39 states:

'All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- o Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- o Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;*
- o Use renewable sources of energy;*
- o Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;*

- o *Limit water use to 110 litres/person/day in accordance with Policy DP42: Water infrastructure and the Water Environment;*
- o *Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience'*

Policy 5 of the Hassocks Neighbourhood Plan states:

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

This is a proposal which does not affect the overall sustainability of the house. 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 and it is not considered that this would warrant the refusal of the proposal.

Neighbouring Amenities

In terms of neighbouring amenities, policy DP26 of the District Plan states that it must be demonstrated that *'proposals do 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.*

Policy 9 of the Hassocks Neighbourhood Plan requires residential amenities to not cause unacceptable harm, while DP26 of the Mid Sussex District Plan states that development should 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. 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 HNP 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.

Given the location and nature of the proposal in relationship with the neighbouring properties, it is considered that light and outlook will not be harmed from the proposal.

Given the single storey nature of the rear extension element of the proposal, harm in terms of overlooking and privacy would be no more than could reasonably be expected within the built-up area. With the installation of two rear dormers, there will be an increased level of overlooking towards neighbouring gardens especially at No.18 Downs Park Road. However, the level of overlooking would not be unexpected within the built up area, and it is noted that the level of overlooking would be the same if a rear dormer was constructed under permitted development.

It is therefore considered that significant harm will not be caused to the amenities of neighbouring properties in terms of loss of privacy, overbearing impact or loss of daylight or sunlight. Therefore, in terms of neighbouring amenities, the proposal complies with policy DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Impact on Parking Provision

With the creation of an additional bedroom, parking standards should be assessed.

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 3-bedroom dwelling in this location 2.1 parking spaces should be provided.

The property has an existing garage available for use, coupled with this, the existing driveway has sufficient space for at 3 No. vehicles with no on street parking restrictions.

It is therefore considered that the proposed parking provision is acceptable.

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.

CONCLUSION

In conclusion, the proposed works are considered to comply with policies DP21, DP26 and DP39 of the Mid Sussex District Plan, policies 5 and 9 of the Hassocks Neighbourhood Plan, Mid Sussex Design Guide SPD, West Sussex Parking Standards Guidance and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell