

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1161	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Demolition of existing conservatory and outbuildings and erection of a ground floor rear extension		
Site:	39 Mackie Avenue, Hassocks, West Sussex, BN6 8NH, , , ,		
Validation Date	8 May 2026	Overall Expiry Date:	3 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Jun 2026
Target Date:	3 Jul 2026	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	17 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1161

**39 Mackie Avenue, Hassocks, West Sussex, BN6 8NH, , ,
Demolition of existing conservatory and outbuildings and erection of a ground floor rear extension
Mr And Mrs Bannister**

SUMMARY OF REPRESENTATION

None received

SUMMARY OF CONSULTEES

Southern Water - No objection

PARISH COUNCIL OBSERVATIONS

Recommend permission is granted.

INTRODUCTION

The application seeks planning permission for the demolition of existing conservatory and outbuildings and erection of a ground floor rear extension.

RELEVANT PLANNING HISTORY

DM/21/0703 - Ground floor rear extension replacing existing structures. Granted

SITE AND SURROUNDINGS

The application properties consist of a detached bungalow located on the western side of Mackie Avenue, within the built up area of Hassocks.

The locality is characterised by bungalows of similar original form and design, set back from the highway with off street parking long a side elevation leading to garages to the rear of the dwellings. To the front of the dwellings is areas of soft landscaping with front low boundary walls.

The property has previous benefited from a rear conservatory and a single storey extension and outbuildings which runs parallel with the boundary fence with No. 37 Mackie Avenue. The property has also been granted planning permission for a single storey rear extension under application DM/21/0703, which extended across the rear elevation of the dwelling. This extension was not constructed and the permission has lapsed.

APPLICATION DETAILS

The proposed extension would replace the existing conservatory and rear extension. The extension would have a depth of 7.5 metres beyond the rear elevation of the dwelling with a width of up to 5.3 metres. The extension would have a flat roof with roof lanterns, which would have an overall height and eaves height of some 3.4 metres and 3.2 metres.

The extension would be constructed in materials to match the existing dwelling.

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 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

Hassocks Neighbourhood Plan (made June 2020)

Relevant policies:

Policy 5 - Enabling Zero Carbon

Policy 9 - Character and Design

Mid Sussex Site Allocations Document (DPD)

Site Allocations Development Plan Document as adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs 2031.

Other Material Considerations

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.

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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

National Planning Policy Framework (NPPF) (December 2024)

National Planning Policy Guidance

Ministerial Statement and Design Guide

On 1 October 2019 the Secretary of State for the Ministry of Housing, Communities and Local Government made a statement relating to design. The thrust of the statement was that the Government

was seeking to improve the quality of design and drive up the quality of new homes. The Government also published a National Design Guide, which is a material planning consideration.

The National Design Guide provides guidance on what the Government considers to be good design and provides examples of good practice. It notes that social, economic and environmental change will influence the planning, design and construction of new homes and places.

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
- Other Matters
- 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 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 proposed extension is considered to be of a design, form and scale which is in proportion and appropriate to the existing property. It is noted that the extension would extend 7.5 metres into the garden beyond the original wall of the dwelling, however this is the same depth as the existing extensions and attached outbuildings. The extension would also not extend across the entire rear elevation of the dwelling and would therefore not be considered to be disproportionate to the existing property. The existing extension, which would be replaced by the proposal, extends beyond the side elevation of the original dwelling and is visible within the streetscene from glimpsing views along the side elevation of the property. The proposed extension would be partly flush with the side elevation of the original dwelling and only extending marginally beyond the side elevation further to the rear, and therefore less visible in the streetscene than the existing extension.

It is therefore considered that the proposal is in keeping with the character of the area and the property, and complies with policy DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Impact on neighbouring properties

Policy DP26 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.

To the northern side is No. 41 Mackie Avenue which is separated from the application property by a close boarded fence. The garage to this property is also positioned along the boundary with the application property. The proposed extension would be located along the southern side elevation and therefore not visible from this neighbour and would not cause harm to its amenities.

On the southern side is No. 37 Mackie Avenue which is separated from the application property by a low close boarded fence. This property has an existing side extension with a window which faces onto the original dwelling and the proposed extension would not have a harmful impact on the outlook from this window. The proposed extension would be set further away from the boundary with this neighbour than the existing extension and outbuildings. It is noted that the proposed extension includes two windows which face towards this neighbour, one of which is a high level window to the living area and the other to the kitchen. The kitchen would be part of an open plan room which is also served by other openings. The window would face onto the blank portion of side wall of this neighbour, and could be inserted under permitted development. It is therefore considered that the proposal would not cause unacceptable harm to the amenities of this neighbour.

Other matters

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 proposal relates to an extension to an existing residential properties which would be constructed in materials appropriate to the existing dwellings. A renewable energy source has not been included within the proposal nor any other energy saving measures, however it is not considered that this would 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.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse, and would not cause unacceptable harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26, policies 5 and 9 of the Hassocks Neighbourhood Plan and the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Katherine Williams