

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1872	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed hip-to-gable roof extension, raise existing roof ridge by approximately 400mm, new pitched roof dormers to front and rear roof slopes, conversion of existing garage into habitable accommodation with raised flat roof, and replace existing rear doors and windows with new bifold doors and fixed glazed side panels.		
Site:	25 Bonny Wood Road, Hassocks, West Sussex, BN6 8HP, , , ,		
Validation Date	22 Jul 2025	Overall Expiry Date:	12 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Sep 2025
Target Date:	16 Sep 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	15 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1872

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Mr And Mrs Russell Smith

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: Recommended approval is granted.

INTRODUCTION

The application seeks planning permission for the raising of the existing roof ridge, a hip to gable alteration along with a new pitched roof design, a raised roof to the existing garage as well as a garage conversion and window and door alterations throughout.

RELEVANT PLANNING HISTORY

There is no recent history of planning applications relating to the site.

SITE AND SURROUNDINGS

The application relates to 25 Bonny Wood Road, a detached bungalow set to the south-western side of the highway. The existing dwelling is set back from the highway edge by a front brick paved driveway and front garden, whilst additional garden amenity space is contained to the rear. The existing dwelling appears to have been extended to its rear elevation through a single storey flat roof extension and a single storey timber built outbuilding is set within the existing garden amenity space. In terms of facing materials, the existing dwelling is composed of brick exterior walls, plain roof tiles and a felt roof and white uPVC windows and doors.

With regard to the site locality, there are a number of other bungalows of a traditional estate style appearance, featuring brickwork exteriors. Other dwellings nearby appear to have also been extended and modified in alternative designs.

The site is within the built-up area for Hassocks as defined in the District Plan (DP). The site borders the South Downs National Park to its rear boundary (south-west) as well as ancient woodland.

APPLICATION DETAILS

The proposal would develop hip to gable alterations to either of the dwellings side elevations as well as altering the existing hipped roof into a pitched roof design. As part of these proposed works the existing ridge height would be increase by approximately 0.4m. The existing chimney stack would also be removed as part of the proposed works.

A single hipped dormer would be added to the dwellings principal roof pitch whilst there would be two additional dormers added to the rear pitch. These dormers would be equal in measurements and would be 2.8m in length, 2.3m wide, 1.1m high to the eaves and 1.9m high to the ridge. The new dormers would utilise plain tiles to match the existing dwelling and white uPVC windows.

The existing garage would be converted into habitable accommodation whilst the existing roof to this element would be raised by circa 0.3m. The existing garage door would be removed and blocked up with matching brickwork and a white uPVC window would be added to the principal elevation.

Finally, the proposed development would block up some of the windows and doors to the side (east) elevation and would add new bifold opening doors to the rear (south) elevation.

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:

DP18: Setting of the South Downs National Park

DP26: Character and Design

DP39: Sustainable Design and Construction

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.

Neighbourhood Plan

Hassocks Neighbourhood Plan (Made July 2020).

Relevant policies:

Policy 5: Enabling Zero Carbon

Policy 6: South Downs National Park

Policy 9: Character and Design

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 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

DPC5 - Setting of the South Downs National Park

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 2, 8, 11, 39, 48, 131, 135, 139, 167 and 189.

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
- Setting of the South Downs National Park
- Impact on Neighbouring Amenities
- Sustainability
- Biodiversity Net Gain

Design and Character

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:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o 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'*

Policy 9 of the Hassocks Neighbourhood Plans states that:

"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:

- o Is of high quality design and layout;*
- o Contributes positively to the private and public realm to create a sense of place;*
- o Respects the character and scale of the surrounding buildings and landscape;*
- o Protects open spaces and gardens that contribute to the character of the area;*

- o Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- o 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;*
- o Creates safe, accessible and well connected environments;*
- o Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- o Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- o 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.'

Additionally DG52 of the Mid Sussex Design Guide notes in relation to loft conversions that:

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.

The existing street scene along Bonny Wood Road within the sites proximity is considered to comprise a mix of both bungalows of a more traditional appearance as well as bungalows which have been extended and modernised, including the addition of first floor extensions. The street scene is therefore not considered to represent solely a uniform appearance.

In terms of the proposed alterations, the existing ridge height would be increased by circa 0.4m from the existing arrangement. This alteration would be coupled with the change in roof form from a hipped to a pitched roof which would include the addition of gable ends to either side elevation. Whilst this alteration would increase the overall perceived size and scale when compared to the existing bungalow appearance, it is not considered that this alteration would appear overly incongruous within the context of the existing street scene.

The proposed dormers to both the front and rear elevation would utilise a hipped roof design. It is considered that the proposed dormers would be of an overall limited size and whilst the dormer to the principal elevation would be set within a visually prominent position with regard to the streetscene, it is considered that similar front dormers have already been used nearby, for example at Nos.13 and 15.

Additionally, the existing garage door would be blocked up as part of the proposal with matching brickwork used. It is considered that this alteration would likely assimilate well with the existing dwelling and the installation of a white uPVC window to this element would likely match the existing windows used throughout. The raising of the existing height by circa 0.3m is considered to be a limited increase and would not likely appear out of sorts within the context of the proposed design alterations.

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

Setting of the South Downs National Park

Policy DP18 refers to the setting of the South Downs National Park. It states, in part, that:

'development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.'

The Hassocks Neighbourhood Plan states in Policy 6 that:

Development proposals on land outside of, but contributing to, the setting of the South Downs National Park will be supported where proposals:

- Do not detract from, or cause detriment to, the special qualities and tranquility of the South Downs National Park; and*
- Do not unacceptably harm the South Downs National Park or its setting.*

Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

The border between the South Downs National Park forms the rear boundary of the site. It is considered that the proposed development would be viewed within the context of the existing residential plot and building. Accordingly, the proposal is not considered to detract from the setting of the South Downs National Park and would comply with the above mentioned policies.

Impact on Neighbouring Amenities

Policy 9 of the Hassocks Neighbourhood Plan states that proposals should not cause 'unacceptable harm' with regard to neighbouring amenity whereas policy DP26 of the MSDP 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 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.

The proposed hip to gable alterations would likely increase the overall bulk, size and scale of the dwelling when compared to the existing arrangement. There are a number of unobscured glazed side elevation windows at both No.23 to the east and No.27 to the west which would face out back towards the proposed alterations.

In terms of light impact to these windows, Principle DG47 of the Design Guide states among other matters that all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Further guidance is set out within the "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" document. The "25 degree approach" should be taken whereby a 25 degree line is drawn from the centre of the lowest opposite habitable room. If the neighbouring properties window lies beneath the 25 degrees as measured, then the building will not likely cause a significant reduction in light received to the concerned window. This guidance is taken as a rule of thumb and each planning application is assessed based on its own merits.

When assessed against the 25 degree test, the proposed side elevation windows would likely fail the 25 degree test marginally. However, there would still be an offset in the built form of circa 5.3m to the west and 4m to the east with the neighbouring bungalows. It is therefore considered that the proposed would not be set directly adjacent to the shared boundary and that this offset would help mitigate against an unacceptable overbearing impact.

The proposed increase in height to the existing garage element would be set nearby the shared boundary with No.27 to the west. It is considered that this increase in height would not be to a significant degree and that this alteration would not give rise to an unacceptable level of overbearing.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan in terms of neighbouring amenities.

Sustainability

Policy 5 of the Hassocks Neighbourhood Plan, among other matters, requires domestic extensions to maximise the inclusion of energy-saving measures and renewable energy generation.

Whilst no particular energy saving measures have been outlined within the submitted proposed plans, it is considered that this matter can be dealt with at the building regulations stage. The absence of further information on this matter is not considered to warrant a refusal of the application on this basis.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor the setting of the South Downs National Park and will not harm neighbouring amenities.

The proposal will comply with Policies DP18 and DP26 of the District Plan, Policies 6 and 9 of the Hassocks Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas