

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1873	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Modified roof to existing extension (with ridge height retained), new glazing, new cladding, EV charger and internal changes to suit.		
Site:	82 Dale Avenue, Hassocks, West Sussex, BN6 8LS, , , ,		
Validation Date	22 Jul 2025	Overall Expiry Date:	29 Aug 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:	Tracie Axford

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

MID SUSSEX DISTRICT COUNCIL

DM/25/1873

82 Dale Avenue, Hassocks, West Sussex, BN6 8LS, , ,
Modified roof to existing extension (with ridge height retained), new glazing, new cladding, EV
charger and internal changes to suit.
Mrs Susan Roots

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

HASSOCKS PARISH COUNCIL OBSERVATIONS

Recommend approval is granted

INTRODUCTION

This application seeks planning permission for a modified roof to the existing extension (with the ridge height retained), new glazing, new cladding, an EV charger and internal alterations.

RELEVANT PLANNING HISTORY

KY/008/88 - GROUND FLOOR REAR EXTENSION AND GROUND AND FIRST FLOOR FRONT EXTENSIONS. Permission 1988-03-14

SITE AND SURROUNDINGS

No. 82 Dale Avenue is a detached two storey house located on the southern side of Dale Avenue. The property benefits from a driveway to the front and has been extended to the rear with a single storey ground floor extension and an extension to the front elevation on the ground and first floor. A large garden lies to the rear.

Dale Avenue is characterised by mostly detached properties, set back from the highway by driveways and front gardens. They vary in design and form, and many have benefitted from extensions and other alterations.

In terms of planning policy, the property falls within the built up area of Hassocks with part of the rear garden falling within the countryside and an Article 4(2) direction. The boundary of the South Downs National Park falls approximately 20 metres to the south of the property.

APPLICATION DETAILS

The plans show that the pitched roof of the existing rear extension will be modified to a flat roof resulting in a small decrease in the overall height of the rear extension from approximately 3.2m to 2.8m. Currently there are two sets of patio doors leading from the rear extension to the rear garden. These 2 sets of doors will be removed and the opening will be widened to accommodate one larger set of doors. The existing window is proposed to be removed and replaced by a window of the same width, but of a greater height. The frames will be altered from white uPVC to dark grey/black aluminium frames.

To the rear elevation, the windows to the first floor will be altered to be full height with Juliet balconies, to let increased light into the building. The cladding to the first floor will be timber.

To the western elevation of the property, the windows will be removed and in-filled.

To the eastern elevation of the property, the existing side door to the kitchen will be removed. A new door will be added on this elevation, to create an entrance to a bootroom and dog washing area.

To the front elevation of the property, the first floor will be clad with horizontal timber cladding.

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

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 Neighbourhood Plan was made on the 24th June 2020 and forms part of the development plan.

Relevant policies:

Policy 5 - Enabling Zero Carbon
Policy 6 - development proposals affecting the South Downs National Park
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:

DPC5 - Setting of the South Downs National Park
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 setting of the South Downs National Park
- Impact on neighbouring properties
- Sustainability
- Biodiversity Net Gain

Impact on design and character

Policy DP26 of the District Plan relates to character and design and states in part that:

'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;*
- 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);*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed; '*

Policy 9 of the Neighbourhood Plan 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:

- 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.'*

In addition to the above, the Council's Design Guide SPD is a material planning consideration with design principles DG49 and DG51 deemed relevant to this application.

Principle DG49 states in part that *'extensions should respond to the design of the original dwelling and applicants 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 allowing 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.'

DG51 relates to rear extensions and advises 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.'

To the rear of the property, the roof of the rear extension will be changed from a pitched to a flat roof which will allow the windows on the first floor to be lengthened to full height. This will result in a more contemporary design to the rear and will allow more light into the property on the first floor. The addition of timber cladding, will also result in a more contemporary look. The existing glazing will be changed from white uPVC to grey/black aluminium.

Other properties on Dale Avenue have benefitted from various alterations to the front elevation and a variety of external facades can be seen including render and brick. Therefore the addition of horizontal cladding to the property and the change of the glazing will not appear incongruous to the street scene. To the rear of the property, the changes are minimal, but will result in a more contemporary appearance and improve the outlook from the first floor.

The proposal is therefore considered to accord with policy DP26 of the Mid Sussex District Plan, Policy 9 of the Hassocks Neighbourhood Plan and complied with the design principles DG49 and DG51 of the Mid Sussex Design Guide.

Impact on the Setting of the South Downs National Park

Policy DP18 of the Mid Sussex District Plan relates to the setting of the South Downs National Park and states 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 tranquillity of the South Downs National Park; and*
- Do not unacceptably harm the South Downs National Park or its setting.*

Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and emerging National Park Local Plan and other adopted planning documents and strategies.'

The property at no. 82 Dale Avenue has a long garden and the rear extension is sited approximately 70 metres from the National Park's boundary. As the proposed development falls within a residential area, within the defined built up boundary of Hassocks, it is not considered that the proposal would appear obtrusive in relation to existing properties as to have a detrimental impact upon the setting of the National Park. The proposal therefore accords with policy DP18 of the Mid Sussex District Plan.

Impact on Neighbouring Properties

Policy DP26 of the District Plan refers to amenity and states that development proposals 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*'.

Policy 9 of the Neighbourhood Plan states that development proposals should '*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*.'

In cases where there is a discrepancy between District and Neighbourhood Plan policies, legislation states that that greater weight should be given to the Plan (and policy) that has been adopted at a later date. In this instance the Hassocks Neighbourhood Plan was made in June 2020 and the Mid Sussex District Plan adopted in March 2018. As such, it is considered that greater weight should be given to the Neighbourhood Plan policy 9, with the test being whether the proposal would result in unacceptable harm to neighbouring amenities.

The change to the roof of the rear extension of the property will have no impact on the neighbouring properties as the overall depth will remain the same and the overall height will be slightly reduced. The increase to the length of the windows on the first floor will result in no overall increase in height, as the increase will make the windows full height, and include Juliet balconies, therefore there will not be an increase in overlooking.

The addition of the door to the side of the property will replace an existing window facing the boundary between 82 and 84 Dale Avenue. There is existing hedging on the boundary between the two properties and this elevation on the eastern side of the dwellinghouse, faces the garage wall of no. 84 Dale Avenue. It can therefore be considered that there will be no impact on overlooking.

The proposal is therefore considered to accord with policy 9 of the Neighbourhood Plan and policy DP26 of the Mid Sussex District Plan.

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

The proposed development is considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and would not be detrimental to the appearance and

character of the area or to the setting of the South Downs National Park. It is also considered that the proposal would not result in unacceptable harm on the amenities of neighbouring properties. The proposal therefore accords with policies DP18 and DP26 of the Mid Sussex District Plan and policies 5, 6 and 9 of the Hassocks Neighbourhood Plan.

Decision: Permission

Case Officer: Tracie Axford