

## Delegated Decision

### Sign off Sheet

|                                              |                                                           |                                        |                   |
|----------------------------------------------|-----------------------------------------------------------|----------------------------------------|-------------------|
| <b>Ref. No:</b>                              | DM/25/0500                                                | <b>Case Officer:</b>                   | Anna Tidey        |
| <b>Application Type:</b>                     | Householder Application                                   |                                        |                   |
| <b>Proposal:</b>                             | Single storey rear addition.                              |                                        |                   |
| <b>Site:</b>                                 | 20 Oldlands Avenue, Hassocks, West Sussex, BN6 8DJ, , , , |                                        |                   |
| <b>Validation Date</b>                       | 26 Feb 2025                                               | <b>Overall Expiry Date:</b>            | 15 Apr 2025       |
| <b>Pre-Commencement Conditions Required:</b> |                                                           | <b>Pre-Com Conditions Date Agreed:</b> |                   |
| <b>Recommendation:</b>                       | Permission                                                | <b>Recommendation Date:</b>            | 23 Apr 2025       |
| <b>Target Date:</b>                          | 23 Apr 2025                                               | <b>Recommending Officer Signature:</b> | <i>Anna Tidey</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                        |              |             |
|------------------------------|------------------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | <i>Stephen Ashdown</i> | <b>Date:</b> | 23 Apr 2025 |
| <b>Comments:</b>             |                        |              |             |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/25/0500**

**20 Oldlands Avenue, Hassocks, West Sussex, BN6 8DJ, , ,  
Single storey rear addition.  
Mr And Mrs Kublickas**

### **SUMMARY OF REPRESENTATIONS**

None received.

### **CONSULTATIONS**

Southern Water: A Build Over application is to be submitted to Southern Water for approval. Build Over information can be found on the Southern Water website.

### **TOWN/PARISH COUNCIL OBSERVATIONS**

Hassocks Parish Council: 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.

Further comments: Recommend permission is granted.

### **INTRODUCTION**

This application seeks planning permission for the construction of a rear single storey extension at a semi detached bungalow located at 20 Oldlands Avenue in Hassocks.

### **RELEVANT PLANNING HISTORY**

None found.

### **SITE AND SURROUNDINGS**

No 20 Oldlands Avenue is a semi-detached bungalow located on at the northern end of Oldlands Avenue, off the road junction with Grand Avenue, and within the built up area boundary of Hassocks.

The property is angled with a dual aspect as it faces the two neighbouring roads. The front door faces onto the junction on the front corner of the property. The frontage has been paved and gravelled to form off road parking space. Access to the rear garden is via a shared side driveway, also serving No 18 Oldlands Avenue to the south.

The exterior wall finish is brick with painted pebbledash above. The main roof is hipped, with a front gabled entrance, and at the rear there is an original single storey flat roofed infill section, which adjoins the neighbouring property at No 124 Grand Avenue.

At the rear of the property there is a paved patio area with a separate shed, and a fenced rear garden, set at an angle to the rear elevation of No 20. An angled approx. 1.5m high close board fence line extends parallel to the rear elevation of the neighbouring property at No 124 Grand Avenue, allowing views of the back of that property, and a rear conservatory extension, from the rear garden at No 20.

A new 1.8m high garden fence and a pedestrian gateway have been constructed on the southern boundary of the rear garden, alongside the shared access path. To the south of this is the rear extended projection of No 18 Oldlands Avenue. That property has been extended with first floor roof additions and a hip to gable end addition, sited above the original hipped roofline.

The site is located in a Red Impact Zone for Great Crested Newts, although there are no immediate natural ponds.

## **APPLICATION DETAILS**

The application seeks planning permission for a rear single storey extension to the bungalow.

As originally submitted the plans showed the removal of the shed and the addition of a wedge shaped addition to extend the ground floor of the property, extending to a depth of 6.8m (approx.) from the rear wall of the main building, up to the mutual boundary with the adjoining property at No 124 Grand Avenue. A 3.8m angled section was shown to turn the corner of the mutual boundary, built to within 0.15m of the boundary line. The single storey extension is shown to accommodate a new family kitchen and open plan dining space.

Amended plans were submitted during the course of determining the application to amend the position of the extension relative to the mutual boundary. The revised design moves the line of the addition to a position 0.35m from the mutual boundary. A 4.4m straight wall is proposed, angled away from the garden boundary line as it angles at the rear of the semi detached pair. Internally the extension will accommodate a new kitchen with a right angled cupboard layout and a central island and family dining space.

Associated internal changes are proposed to the existing layout in the property to convert the original kitchen into a new bathroom and utility room, and to form a new separate toilet and enlarged hallway from the existing bathroom.

The proposed plans show that externally the extension will be constructed at a right angle off the southern wall of the bungalow with a flat roofed rear addition to adjoin the existing flat roofed infill. The plans are annotated to show that the extension will be constructed with walls in lower brickwork and white finished render and with the roof tiles to match the existing bungalow.

The amended plans show the roofline on the southern part of the addition to have a hipped roof form, amended from a gabled form on the original plans, and this is set down from the main ridge level by approx. 0.3m. Two pairs of rooflights are proposed in this part of the addition to light the inner space. In the rear wall of the addition a 2.7m wide set of full height glazed doors are proposed to allow light into the addition. The proposed roof plan shows the provision of three new rooflights, inset into the existing flat roof, to provide downlighting into the new utility, bathroom and hallway areas.

## **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

DP38 Biodiversity

### **Site Allocations Development Plan Document**

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 June 2020.

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:

DPS2 Sustainable Design and Construction

DPN1 Biodiversity, Geodiversity and Nature Recovery

DPS6 Health and Wellbeing

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:

- o Design
- o Impact on residential amenities

- o Sustainability
- o Biodiversity

## Design

Policy DP26 in the District Plan is relevant in the determination of this application as it seeks to ensure that new extensions to buildings are well designed and reflect the distinctive character of their locality. It 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 protects valued townscapes and the separate identity and character of towns and villages;*
- 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 (see Policy DP29);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development.'*

Also relevant in the determination of the application is Policy 9 of the Hassocks Neighbourhood Plan, which states:

### *'Policy 9: Character and Design*

*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 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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. The Council has adopted this Design Guide as a Supplementary Planning Document (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.

The Design Guide contains principles relevant in the consideration of extensions to residential dwellings. Principle DG49 states:

*'Extensions should respond to the design of the original dwelling and applicant 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 allow 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.*

*Extensions should not result in a significant loss to the private amenity area of the dwelling.*

*There are two general approaches to extending a property:*

*-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*

*-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

*Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'*

Design Guide Principle DG51 refers to rear extensions and 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 immediate neighbouring properties are No 124 Grand Avenue and No 18 Oldlands Avenue. The attached bungalow at No 124 has been extended to the eastern side and at the rear. No 18 has added roof additions.

The proposed rear extension is in keeping in design terms with the style of the original bungalow. The addition has been reduced in scale to accord with the Design Guide principles. The reduced depth along the mutual boundary will alleviate the impact and proximity of the building to the attached property, particularly due to their angled relationship.

Being sited to the rear of the bungalow the extension will not be seen in public vantage points in the road. Consequently it is considered that the amended extension design will accord with Design Guide Principle DG51.

The amended proposal is considered acceptable and will accord with District Plan Policy DP26, Neighbourhood Plan Policy 9 and the design principles set out in the Design Guide.

### **Impact upon neighbouring amenities**

In assessing the potential impact of the proposed extension works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26 and Neighbourhood Plan Policy 9. Policy DP26 requires that *'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.'*

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

Part 6 of Neighbourhood Plan Policy 9 refers to the impact of development upon neighbouring amenity and requires that 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'*.

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 Neighbourhood Plan, dating from June 2020, 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 rear extension will extend the living space in the bungalow to create a substantial new open plan room. The scale of the extension is assisted by the use of a hipped roofline on part and the enlargement of the existing flat roofed element which adjoins the neighbouring property.

It is considered that the amended design provides a greater degree of space alongside the mutual boundary and takes the bulk of the addition away from the immediate rear amenity space at No 124 Grand Avenue. It is considered that the hipped roof form will reduce the bulk of the addition and also allow more for more light from the south to reach the rear of the attached properties.

The rear extension will be sited within the fenced boundary and will be sited to the north of the extended rear projection at No 18 Oldlands Avenue. It is considered that the addition will not adversely impact upon windows sited in the northern wall of the ground and first floors at No 18. No side windows are proposed in the proposed extension at No 20 and the two south facing rooflights will be sited above finished floor level to create down light into the extension, rather than to allow views from it.

The proposal is therefore found to accord with District Plan Policy DP26, Policy 9 of the Neighbourhood Plan and the overall principles of the Design Guide.

### **Sustainability**

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 proposed extension will be constructed with modern materials. A renewable energy source has not been included within the proposal nor any other energy saving measures detailed. However, the

development would need to meet building regulation standards and this is not considered that this would warrant the refusal of the proposal.

### **Biodiversity**

The site falls within the Red Impact Risk Zone for Great Crested Newts. The relevant District Plan Policy with regards to biodiversity and its protection is DP38.

An Informative is recommended regarding the potential for the development to affect Great Crested Newts, to accord with the aims of District Plan Policy DP38.

### **CONCLUSION**

The design of the amended single storey extension is considered acceptable. The extension represents a subordinate addition to the rear of the bungalow. The siting and design of the amended addition will not impact negatively upon the character and appearance of the area.

It is considered that the proposed rear extension will not adversely impinge upon the neighbouring amenities or privacy, aided by the height and position of the existing boundary fencing. The proposal accords with District Plan Policy DP26 and Policy 9 of the Hassocks Neighbourhood Plan and the relevant Design Guide Principles.

This application is therefore recommended for approval.

Decision:        Permission

Case Officer: Anna Tidey