

Catherine Cardin

From: planninginfo@midsussex.gov.uk
Sent: 19 March 2026 11:27
To: Catherine Cardin
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/0527

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/03/2026 11:27 AM.

Application Summary

Address:	2 Ockley Cottages Ockley Lane Hassocks West Sussex BN6 8NY
Proposal:	Proposed two storey rear extension
Case Officer:	Catherine Cardin

[Click for further information](#)

Customer Details

Address:	
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Subject: Objection to Planning Application DM/26/0527 I am writing to formally object to the proposed development at . 2 Ockley Cottages Ockley Lane Hassocks West Sussex BN6 8NY My primary concern relates to the significant adverse impact the proposed rear extension

would have on daylight and sunlight to my property, particularly affecting my rear bedroom and kitchen, both of which are habitable rooms.

Due to the scale, depth and proximity of the proposed extension to the shared boundary, the development would result in a material loss of natural light to these rooms. The reduction in daylight would harm the usability and comfort of these spaces and is likely to conflict with the guidance set out in the BRE "Site Layout Planning for Daylight and Sunlight". The proposal would lead to increased overshadowing and an unacceptable loss of residential amenity.

In addition, the height and massing of the extension would appear overbearing when viewed from my property, creating a sense of enclosure and significantly harming the outlook from my rear-facing rooms.

I would also ask the Council to assess the proposal against the commonly applied 45-degree guideline. Based on the relationship between the proposed extension and my rear windows, the development does not comply with this guideline. My assessment indicates that the angle to the midpoint of my nearest rear window is approximately 58 degrees, which represents a clear breach of the 45-degree rule and further demonstrates the extent of the overbearing impact and loss of light.

Furthermore, the proposed development would have a detrimental impact on sunlight to my rear patio area, which serves as the primary outdoor seating space associated with my property and is directly accessed from the kitchen, forming an important extension of the main living area. The patio is oriented approximately south-south-west to west-north-west and currently benefits from direct sunlight from around midday through to the afternoon and early evening.

However, due to the scale and position of the proposed extension, direct sunlight to the patio would be significantly reduced, with sunlight not reaching this area until approximately 5pm. This would result in the loss of the most valuable and usable sunlight hours during the day, leaving only limited evening sunlight.

This represents a substantial reduction in the quality and usability of this outdoor space and is likely to conflict with BRE guidance, which seeks to ensure that a reasonable proportion of patio area receive adequate sunlight. The proposal would therefore have an unacceptable impact on residential amenity.

In summary, the proposed development would result in:

Significant loss of daylight and sunlight to habitable rooms

A clear breach of the 45-degree guideline (approximately 58 degrees)

An overbearing and dominant impact on my property

A detrimental loss of sunlight to the main garden and patio area

A harmful impact on the overall residential amenity of my home

For these reasons, I respectfully request that the application be refused, or that the design be amended to reduce its impact on neighbouring properties.

Yours faithfully

A large black rectangular box redacting the signature of the person writing the letter.

Kind regards