

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1655	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Proposed part single, part double storey rear extension, together with a partial garage conversion and alterations to the garage roof line		
Site:	25 Fir Tree Way, Hassocks, West Sussex, BN6 8BU, , , ,		
Validation Date	3 Jul 2025	Overall Expiry Date:	28 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Oct 2025
Target Date:	28 Aug 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	2 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1655

**25 Fir Tree Way, Hassocks, West Sussex, BN6 8BU, , ,
Proposed part single, part double storey rear extension, together with a partial garage
conversion and alterations to the garage roof line
Mr Andy Deaville**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Drainage Engineer

Final Response

We have no objection to the proposed development on flood risk grounds.

This is subject to the proposed development incorporating all flood mitigation and resilience measures set out within the Flood Risk Assessment (by KJCF Landscape. Dated 3rd September 2025 REF: KJ0015-FRA-01), including finished floor levels.

Drainage should be managed via Building Regulations and Building Control, as necessary.

PARISH COUNCIL OBSERVATIONS

Recommend approval.

INTRODUCTION

The application seeks planning permission for a part single, part double storey rear extension, together with a partial garage conversion and alterations to the garage roof line.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

25 Fir Tree Way is a south facing, two storey, detached dwelling. It is constructed of light brick, with tile hanging at the first floor level and render below. The roof is finished in pan tiles and the property has upvc windows. The dwelling is characterised by a flat roof, front projection that contains the garage and a porch.

The site is located within the built up area of Hassocks. Neighbouring dwellings are situated to the east and west, Adastra Park is to the north whilst the highway is to the south. The dwelling is set back from the highway by an area of lawn and hardstanding.

APPLICATION DETAILS

Planning permission is firstly sought for ground floor and first floor extensions to the rear of the house. With regards to the ground floor extension, this would span the full width of the house and have a depth of some 3.8 metres. The first floor extension would have the same depth and a width of approximately 4.7 metres. A flat roof is proposed over the single storey section with an overall height of some 3.0 metres. A pitched roof is proposed over the two storey extension that would continue the existing eaves line and have a reduced ridge height of approximately 6.6 metres.

Works are also proposed to the front of the dwelling around the garage and the porch. It is proposed to remove the existing porch and to extend the flat roof of the garage some 1.8 metres to the side to create a canopy entrance. The rear section of the garage is also to be converted into a utility room.

It is proposed to finish the elevations in brick and the pitched roof in tiles to match the host 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 Allocations 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

DP41 - Flood Risk and Drainage

Site Allocations Development Plan Document

The Site Allocations DPD 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 Hassocks Neighbourhood Plan was formally made on 24th June 2020.

Relevant policies:

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

DPS4 - Flood Risk and Sustainable Drainage

DPS6 - Health and Wellbeing

DPB1 - Character and Design

Mid Sussex Design Guide

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

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:

- 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 DP27);*
- 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'.*

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which 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'.*

Policy DP26 of the Mid Sussex District Plan states that proposals should not cause 'significant harm' adjoining neighbours' amenity whereas policy 9 of the Hassocks Neighbourhood Plan states that development 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. 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 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 Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states 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'.

In terms of rear extensions principle DG51 states that where they

'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 application relates to a cu-de-sac within an established residential area of Hassocks. Whilst there is a unity in overall design and form, there is some variation as there have been some extensions and alterations to properties.

In terms of the proposed rear extension, it is considered that it is of a scale and form that would not appear overly dominant in relation to the host dwelling. This is assisted by the width and depth of the first floor extension, in particular, and the reduced ridge height. Overall it is considered that the proposed design would respond appropriately to the existing building and the use of materials to match would provide a consistent finish. Due to the position of the rear extensions, they would not be readily visible from public vantage points and, as such, would not have an adverse impact on the streetscene.

With regards to the works to the front of the house, the proposed canopy roof is a feature found within neighbouring properties and so this aspect would not appear out of keeping. The garage conversion would retain the garage door, therefore there would not be a visual change from this alteration.

The proposed garage conversion would result in the loss of 1 parking space and the rear extension would create an additional bedroom. The West Sussex County Council August 2019 Parking Standards Guidance outlines that for a 4 bedroom dwelling in this location 3 parking spaces would be required. Whilst the proposal would result in the loss of part of the garage, it is noted that a garage conversion

could be undertaken without the need for planning permission. Additionally the driveway is not shown as being removed, which the Planning Statement states can accommodate two cars, and there are no parking restrictions on the highway. It is therefore considered that the proposal is not considered to have a significant detrimental impact on the parking provision of the property.

With regards to the impact to neighbouring dwellings, the two storey extension would be sited closest to 24 Fir Tree Way. This neighbour has a first floor window and a door, then windows, on the ground floor that are in close proximity to the shared boundary. The submitted plans shows that the application property is some 1.2 metres from the boundary and No. 24 has a similar set back. Whilst the scale of the addition is acknowledged, it is considered that this separation distance and that the pitched roof would slope away from this neighbour, there would not be a significant loss of light or outlook to No. 24. It is noted that there is a side window on this dwelling, however it is understood to relate to the staircase which is not a habitable room. Two new ground floor windows are to be installed on the eastern elevation, however they have been positioned to face onto the blank, side elevation, of No. 24. A further two first floor windows are also proposed, facing eastwards, however they are shown to relate to bathrooms and are labelled as being obscure glazed. As such it is considered that, due to their position and the proposed use of obscure glazing, they would not result in a significant loss of privacy to this neighbour. A condition can be attached to any consent to ensure that they are obscure glazed.

In terms of the impact to 26 Fir Tree Way, the rear ground floor extension would be closest to this property. Whilst No. 26 has ground floor windows near to the shared boundary, it is noted that there is an established close boarded fence between the two houses. Given the single storey nature of the addition at this point and the distance between the two dwellings, it is considered that there would not be a significant loss of light or outlook to No. 26. No new windows are proposed that would result in any direct overlooking to this property.

Given the open nature of the proposed enlargement of the garage roof to the front of the property, this would not result in harm to the amenity of neighbours. Due to the domestic nature of the proposed development there would not be a harmful impact in terms of noise, air or light pollution.

Other matters

Policy DP41 of the Mid Sussex District Plan relates to flood risk and drainage. In part it states:

'Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates'.

The site is located within a high-risk overland surface water flow path (Flood Zone 3b) and within Flood Zone 2. As per the Environment Agency standing advice for minor extensions, development within the 1:30 (3b) flood extent is not permissible. Further information was therefore requested by the Drainage Engineer in response to this matter. A Flood Risk Assessment was therefore submitted and considered by the Drainage Engineer, who has confirmed that they have no objection to the proposal subject to all of the flood mitigation and resilience measures being incorporated. A condition can be attached to any consent to ensure that these requirements are adhered to.

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 development relates to the alteration of an existing dwelling. A renewable energy source has not been included within the proposal nor any other energy saving measures, however the development would need to meet Building Regulation standards and similar works could be undertaken without requiring planning permission. It is therefore considered that this would not 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.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal would accord with the requirements of policies DP26 and DP41 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan. The proposed development is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist