

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0998	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Proposed garage conversion, new cladding to front elevation and changes to windows and doors.		
Site:	34 Stafford Way, Hassocks, West Sussex, BN6 8QQ, , , ,		
Validation Date	14 Apr 2025	Overall Expiry Date:	6 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Jun 2025
Target Date:	9 Jun 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>Stephen Ashdown</i>	Date:	9 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0998

**34 Stafford Way, Hassocks, West Sussex, BN6 8QQ, , ,
Proposed garage conversion, new cladding to front elevation and changes to windows and doors.**

Mrs Anna Butterworth

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

No responses from consultees have been received in response to this application.

PARISH COUNCIL OBSERVATIONS

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.

INTRODUCTION

The application seeks planning permission for a garage conversion, new cladding to front elevation and changes to windows and doors.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

34 Stafford Way is an east facing, two storey, semi-detached dwelling. It is constructed of red brick, with tile hanging at the first floor level, a plain tile roof and 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 north, south and west, whilst the highway is to the east. The dwelling is set back from the highway by an area of hardstanding.

APPLICATION DETAILS

Planning permission is sought for a garage conversion, new cladding to the front elevation and changes to the windows and doors.

The garage conversion is to include the removal of the front porch, retaining the flat roof overhang and a supporting post. The garage door is to be removed and replaced with a window. The remaining space under the window is to be infilled with brick to match the host dwelling.

It is also proposed to replace the existing tile hanging with light grey cladding and to install light green windows and doors in the existing openings.

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

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
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'.

The application relates to a small cu-de-sac development within the built up area of Hassocks. Whilst there is a unity in overall design and form, there is variation as properties have been altered and extended.

With regards to the garage conversion, the area of garage door that is to be replaced would be infilled with bricks and a window that would match the existing building. Whilst the porch element would be lost, the flat roof, which is a feature of this development, would remain as a canopy. As such it is considered that these works would reflect the character of the house and remain in keeping with the streetscene.

With regards to the removal of the tile hanging, there are examples of white cladding, in this position, within this street. It is noted that the proposed cladding would be light grey, however this would be unlikely to appear incongruous in the context of the white cladding and grey tones in the hanging tile.

The windows are to remain in the same arrangement and would retain the same size and proportions. Whilst the colour is to change, it is considered that, overall, this would not be significantly harmful in design terms.

As the proposal would not include the enlargement of the house, it is considered that neighbours' light and outlook would not be affected. No windows are proposed that would result in any direct overlooking. Due to the domestic nature of the proposed development there would not be a harmful impact in terms of noise, air or light pollution.

The proposed garage conversion would result in the loss of 1 No. parking space, however there is sufficient space to the front of the dwelling for 2 No. vehicles. The West Sussex County Council August 2019 Parking Standards Guidance outlines that for a 3 bedroom dwelling in this location 2.1 parking spaces have to be provided. It is considered that given the parking to the front of the dwelling the proposal is not considered to have a detrimental impact on the parking provision of the property.

Other matters

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 policy 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