

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1731	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Demolish existing rear conservatory and replace with single storey extension. Convert garage to form utility/storage space. Hip to gable loft conversion with rear dormer, replacement of existing rear hipped roof with faux pitched roof and proposed garden office/shed.		
Site:	50 Stanford Avenue, Hassocks, West Sussex, BN6 8JJ, , , ,		
Validation Date	16 Jul 2026	Overall Expiry Date:	14 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 Aug 2026
Target Date:	10 Sep 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	28 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1731

**50 Stanford Avenue, Hassocks, West Sussex, BN6 8JJ, , ,
Demolish existing rear conservatory and replace with single storey extension. Convert garage to form utility/storage space. Hip to gable loft conversion with rear dormer, replacement of existing rear hipped roof with faux pitched roof and proposed garden office/shed.
Mr And Mrs T Butler**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None received

HASSOCKS PARISH COUNCIL OBSERVATIONS

The committee recommend that permission is granted.

INTRODUCTION

Planning permission is sought for the demolition of existing rear conservatory and replace with single storey extension, to convert garage to form utility/storage space, a hip to gable loft conversion with rear dormer, replacement of existing rear hipped roof with faux pitched roof and proposed garden office/shed.

RELEVANT PLANNING HISTORY

06/02664/FUL - Single storey 'lean-to' type conservatory at rear of existing property. (approved)

SITE AND SURROUNDINGS

50 Stanford Avenue is a two storey semi-detached hipped roofed dwelling with front gables and single storey rear extension and first floor extension. The walls are pebbledash with upvc doors and windows.

To the north of the site is the driveway to highway beyond, to the south of the site is the rear garden with hedging to garage block beyond, to the west of the site is the adjoining No.48 and to the east is the adjacent no.52.

The site is within the built-up area of Hassocks.

APPLICATION DETAILS

The existing rear conservatory to be removed approximately measures 3.85m in depth, 3.6m in width with a height to eaves of 2.2m and an overall height of 2.7m.

The proposed rear extension approximately measures 3.35m in depth, 5.5m in maximum width with a flat roofed height of some 3m with the roof lantern creating an overall height of 3.1m. This serves a dining room.

The hip to gable loft conversion measures some 3.5m in width and will match the existing eaves and ridge height. Three front rooflights are proposed. The proposed rear flat roofed dormer which measures some 3m in depth, 5m in width with a height of 2.65m. This serves a bedroom en-suite and wardrobe.

The first-floor rear extension roof alterations change the eaves and ridge height from some 5.2m and 7.2m to some 5.2m and 6.4m.

The proposed flat roofed garden office/ shed measures some 4.5m in depth, 4.5m in width with a height of 2.5m.

The garage is to be converted into a storage and utility room.

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, the Site Allocations Development Plan Document 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 in 2018. The most relevant policies are:

DP21 - Transport
DP26 - Character and Design
DP34 - Listed Buildings and Other Heritage Assets

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 is made so forms part of the development plan. The most relevant policies are:

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time 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
DPB1 - Character and Design

DPB2 - Listed Buildings and Other Heritage Assets
DPT4 - Parking and Electric Vehicle Charging Infrastructure

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) (August 2026)

Design and Character

Policy DP26 of the District Plan relates to character and design. In addition, policy 9 of the Neighbourhood Plan has a similar ethos. However, policy DP26 is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 in part states:

'To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location.

e. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

g. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting'.

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'.

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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 proposed single storey rear extension is a similar footprint and size to the existing single storey rear extension. Therefore, it will be in character with the existing dwelling. It will be a subservient addition using visually similar materials to the existing dwelling. Therefore, the proposal is deemed to comply with policy DP3 of the NPPF, policy DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

DG52 of the Mid Sussex Design Guide SPD relates specifically to roof extensions.

Gabled dwellings characterise the area, therefore the alteration from hipped to gabled dwelling would not be out of character with the area.

Whilst the flat roofed dormer is contrary to the Mid Sussex Design Guide SPD, the rear elevations of the locality is characterised by similar flat roofed dormers including that at 44 Stanford Avenue which was approved under DM/25/0820, in which the officers report stated:

'It is considered that the proposed dormer will be in keeping with its surroundings. It would co-ordinate with the existing building, and the proposed extension. Only the side of the dormer would be visible from the street scene, but these existing dormers are all visible at present, so an additional one is unlikely to be harmful to this existing character. Accordingly, it is considered that the proposed dormer can be supported as it will largely be located at the rear of the property and not be harmful to the surrounding character'.

Overall, whilst the proposed hip-to-gable extension and the rear extension would be acceptable in accordance with the above policies and guidance, the proposed dormer window is deemed acceptable because it would be located at the rear of the property and would be of a similar scale and design to the existing box dormers in the immediate locality. Therefore, the proposal is deemed to comply with policy DP3 of the NPPF, policy DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Archaeology

Policy DP34 of the Mid Sussex District Plan states (in part):

'Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

Policy DP34 is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy HE5 of the NPPF. Policy HE5 of the NPPF states in part:

'Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation'.

The Glossary to the National Planning Policy Framework defines Archaeological interest as follows:

'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'

Given the similarity in siting and footprint to the existing rear conservatory, it is not considered that the proposed extension will have a significant impact on any archaeological remains compared to the existing extension. Therefore, the proposal would comply with the above policy and guidance.

Impact on residential amenity

In assessing the potential impact of the proposed development works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26. Policy 9 of the Neighbourhood Plan has a similar ethos.

However, policy DP26 is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF in part states:

'Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'

Policy P3 of the NPPF states in part that:

'Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting)'

Given the proposed rear extension is a similar footprint to the existing rear extension, the proposal would not give rise to unacceptable impacts in respect of neighbouring amenity.

The proposed hip-to-gable extension, dormer and rear extension would not be overbearing due to the lack of side windows, and the modest height of the rear extension. The proposal would not result in any loss of privacy, as all gardens are currently overlooked by existing first floor windows in any case.

Accordingly, the scheme would comply with policy DP26 of Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and policies L3 and P3 of the NPPF.

Parking Standards

As a new bedroom is proposed, the parking standards should be assessed. The dwelling will become a 4-bedroom dwelling.

Policy DP21 of the District Plan seeks to ensure that schemes are sustainably located to minimise the need for travel, and protect the safety of road users and pedestrians, and seeks to provide adequate parking in relation to development proposals. Policy DP21 is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policies TR3 and TR4 of the NPPF.

Policy TR3 of the NPPF in part states:

'Opportunities should be taken to utilise existing or proposed transport infrastructure'

Policy TR4 of the NPPF in part states:

'Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations'.

WSCC Guidance on Parking at New Developments states that in this location, for a 4-bedroom dwelling, that 2.7 parking spaces should be provided.

The site can accommodate off road parking space for two cars to park within the driveway.

Therefore, there will be a shortfall in parking provision with the requirements of the West Sussex County Council Guidance. However, the site is located very close to a mainline train station and within walking distance of bus stops in the village centre providing easy access for public transport. Therefore it is deemed sustainably located with alternative forms of transportation readily available.

It is therefore deemed that the application will accord with NPPF policies TR3 and TR4 and District Plan Policy DP21.

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.

CONCLUSION

The proposed development is deemed acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not have a harmful impact upon the character of the area. Nor is the proposal considered to have an unacceptable impact upon neighbouring amenities. It is within a sustainable location in terms of transportation and should not cause harm to archaeology.

The proposal therefore accords with policies DP21, DP26, DP34 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell