

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0698	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed rear wrap around extension, replacing old conservatory.		
Site:	1 Queens Drive, Hassocks, West Sussex, BN6 8DF, , , ,		
Validation Date	5 Jun 2026	Overall Expiry Date:	27 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Aug 2026
Target Date:	31 Jul 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	7 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0698

**1 Queens Drive, Hassocks, West Sussex, BN6 8DF, , ,
Proposed rear wrap around extension, replacing old conservatory.
Mrs Baker**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

MSDC Flood Risk and Drainage

No objection.

PARISH COUNCIL OBSERVATIONS

The committee recommend that permission is granted.

INTRODUCTION

The application seeks planning permission for the erection of a single-storey rear wraparound extension.

RELEVANT PLANNING HISTORY

KY/008/78- Extension to rear (single storey). Permission.

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling. The property is characterised by red brick, white uPVC fenestration and a plain tile roof. The property benefits from an area of off-street parking to the front of the property which accommodates approximately three cars and an attached garage.

The application site lies within the built-up area boundary of Hassocks. Neighbouring properties are located to the east and west, whilst open countryside lies to the north. The public highway lies to the south.

APPLICATION DETAILS

The proposed wraparound extension would have the same footprint as the existing conservatory and rear extension. The extension would incorporate a flat roof with a maximum height of approximately 2.8 metres. Sliding doors are proposed on the rear (northern) elevation, with a further window proposed on the side (western) elevation and one rooflight. This would be finished in external materials to match the existing 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 Allocation Development Plan Document (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

DP37- Trees, Woodland and Hedgerows

DP41- Flood Risk and Drainage

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

Relevant policies:

No relevant policies

Neighbourhood Plan

Hassocks Neighbourhood Plan was made in 2020.

Relevant policies:

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 hearings were concluded on 19th March 2026. 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

DPN4 - Trees, Woodland and Hedgerows

DPS4 - Flood Risk and Drainage

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;

- Character and design
- Neighbouring amenity
- Flood risk and drainage
- Impact on trees
- Biodiversity Net Gain

Character and Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages, while being sensitive to the countryside, as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Policy 9 of the Hassocks Neighbourhood Plan sets out a similar requirement, seeking well-designed development that respects the character of the area.

Principle DG49 of the MSDC Design Guide requires extensions to be well related to the original dwelling and informed by local character. Extensions should be subordinate to, and integrated with, the existing building in terms of scale, form and massing, ensuring that the original dwelling remains the dominant element. Simple building forms are encouraged, along with the alignment of window and door patterns and the use of matching or otherwise appropriate materials. Proposals should also avoid causing significant loss of private amenity space.

Principle DG51 relates to rear extensions and notes that while they can take a variety of forms, they should respect the character of the host dwelling and its relationship with neighbouring properties and boundaries.

The property lies within the built-up area boundary of Hassocks.

The proposed wraparound extension would be constructed largely on the footprint of the existing conservatory and single-storey extension, consolidating these elements into a single internal living space. By virtue of its scale, form and siting, the extension would remain subordinate to the host dwelling. The proposed flat roof is considered appropriate in this rear context and further reinforces its subservient appearance.

The development would be largely confined to the rear of the property and would have limited visibility from public viewpoints. Furthermore, the use of external materials to match the existing dwelling would ensure that the extension integrates satisfactorily with the host property.

As such, the proposal is not considered to result in harm to the character or appearance of either the host dwelling or the surrounding area. The development therefore complies with Policy DP26 of the Mid Sussex District Plan, Policy 9 of the Hassocks Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Neighbouring amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

Policy 9 of the Neighbourhood Plan requires that proposals do 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'*;

As such there is some conflict between the two policies.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 Hassocks Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to the amenities of existing nearby residents.

To the west of the application site is 65 King's Drive. Given the single storey and modest nature of the proposal, it is not considered that the extension would result in unacceptable harm to the light and outlook of this neighbour. The proposed western side window would face the boundary with No. 65 King's Drive and, having regard to its position and the existing relationship between the properties, would not result in unacceptable overlooking or loss of privacy.

To the east of the application site is 3 Queens Drive. Given that the proposal would largely be screened by the application property itself, it is not considered that the development would result in unacceptable harm to the light and outlook of this neighbouring property.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties and accords with Policy 9 of the Hassocks Neighbourhood Plan and the above-mentioned part of policy DP26 of the District Plan.

Flood risk and drainage

Policy DP41 relates to flood risk and drainage and requires development to demonstrate it is safe across its lifetime and not increase the risk of flooding elsewhere. It states in part that:

'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 proposal constitutes minor development for the purposes of national planning policy. Whilst part of the application site lies within Flood Zones 2 and 3, the development comprises a modest extension to an existing dwelling and would not introduce a new residential unit or a more vulnerable form of development. MSDC Flood Risk and Drainage have been consulted and raises no objection, confirming that the proposal would not increase flood risk at the site or elsewhere. Accordingly, the proposal is considered acceptable in flood risk terms and complies with Policy DP41 of the Mid Sussex District Plan.

Impact on trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There are no trees within the grounds of the site. The nearest tree is a mature apple tree within the adjoining garden at No. 65 King's Drive. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised to the proposal. The proposal is therefore considered to comply with the relevant criteria of policy DP37 of the District Plan.

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

The proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policies DP26, DP37 and DP41 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin