

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2100	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Conversion and first floor extension of existing 2/3 bedroom bungalow to 4 bedroom house, demolition of existing rear conservatory, erection of a single storey extension, partial conversion of garage into utility, remodelling of existing bungalow roof to accommodate bedrooms, solar panels and associated landscaping.		
Site:	5 Orchard Lane, Hassocks, West Sussex, BN6 8QE, , , ,		
Validation Date	20 Aug 2025	Overall Expiry Date:	22 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Oct 2025
Target Date:	15 Oct 2025	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	7
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Signed and Agreed By:	Joanne Fisher	Date:	15 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2100

**5 Orchard Lane, Hassocks, West Sussex, BN6 8QE, , ,
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demolition of existing rear conservatory, erection of a single storey extension, partial conversion
of garage into utility, remodelling of existing bungalow roof to accommodate bedrooms, solar
panels and associated landscaping.
Mr Chris Broughall**

REPRESENTATION RECEIVED

3 letters of representation in support of the application have been received which raise the following points:

- Well designed
- Improvement to the existing dwelling
- Existing property is not functional for modern living
- Properties further up the road two storey and of individual design

4 letters of representation in objection have been received which raise the following concerns:

- Contrary to policy 9 of the Hassocks Neighbourhood Plan
- Changing the bungalow to a taller house does not contribute positively to the private and public realm to create a sense of place
- Public realm consists of 3 bungalows, unique character
- Does not respect the character and scale of the surrounding buildings and landscape
- Not well integrated into the scale, form and massing of the existing dwelling
- Out of character
- Overbearing, impact on privacy outlook, daylight and sunlight
- Impact on footpath
- Impact on bats and flooding
- Noise and disruption from the proposed works
- Approval at No. 44 Ockley Lane, different location and area, not a precedent
- Request conditions for privacy screening, noise and dust control

SUMMARY OF CONSULTEES

None

PARISH COUNCIL OBSERVATIONS

Recommend MSDC refuse the application.

- Proposed design is not in keeping with the existing street scene of the row of three bungalows.
- It is over development of the site.
- The committee appreciate the modern design of the property but feel it is not sympathetic to its surroundings.
- Contrary to policies District Plan Policy 24 and Hassocks Neighbourhood Plan Policy 9 - Character and Design.

INTRODUCTION

The application seeks planning permission for the conversion and first floor extension of existing 2/3 bedroom bungalow to 4 bedroom house, demolition of existing rear conservatory, erection of a single storey extension, partial conversion of garage into utility, remodelling of existing bungalow roof to accommodate bedrooms, solar panels and associated landscaping.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property is a link detached bungalow located on the western side of Orchard Lane, within the built up area of Hassocks.

The property is located at the southern end of a line of three bungalows of a similar design and form, which are set back from the highway with planting and low boundary walls to the front. Orchard Lane also includes two storey dwellings further to the south; however, these are sporadically positioned along the western side of the highway and differ in form and design. The closest two storey dwelling is No. 7 Orchard Lane to the south of the property; this dwelling is positioned closer to the highway and has a compact form.

Orchard Lane consists of a single lane and is a no through road, which is accessed by a number of dwellings and a public carpark for Adastra Park to the eastern side of the highway. This highway also includes a public footpath which also extends along the southern side of the property and along Orchard Lane. A public footpath also extends along the southern boundary of the application property leading to The Close.

The generally sporadic position of the dwellings along the highway, front boundary hedging and the position of Adastra Park to the east gives the locality a verdant character.

The application property consists of a bungalow with a pitched hipped roof with a single storey front projection, rear conservatory and single garage, which is attached to the corresponding garage of No. 3 Orchard Lane.

The dwelling is constructed in brick, pebble dash render, plain roof tiles and white upvc fenestration.

APPLICATION DETAILS

The proposed loft conversion and first floor extension would create a new gable roof form with an overall height of approximately 7 metres, some 1.6 metres taller than the highest part of the existing roof. This would extend over the existing front projection as a mono-pitched roof with timber louvres to the south of this projection. The eaves of the dwelling would also be increased to be unsymmetrical, with a height of approximately 4.6 metres to the south and some 4 metres to the north. The rooms within the roof would be served by windows to the front and rear gable ends, side rooflights with solar panels to the southern roofslope.

The existing conservatory would be replaced by a single storey extension with a width and depth of some 7.7 metres and 3 metres; this extension would have a flat roof with an overall height of approximately 3 metres.

The proposed partial garage conversion would create a utility room in the rear portion of the garage. The existing garage door would be maintained with a new rear window.

The existing side entrance to the dwelling would be relocated to the front of the dwelling with a new canopy over the door.

The proposal also includes reconfiguration of the ground floor fenestration and the creation of a wider parking area to the front of the dwelling and sliding entrance gates.

The proposal would be constructed in white render, slate roof tiles, timber cladding and powder coated aluminium fenestration.

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, Hassocks Neighbourhood Plan and Site Allocation DPD.

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:

DP21 - Transport

DP26 - Character and Design

Mid Sussex Site Allocations Document (DPD)

Site Allocations Development Plan Document as adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs 2031.

There are no policies deemed relevant to this application.

Hassocks Neighbourhood Plan (made June 2020)

Relevant policies:

Policy 5 - Enabling Zero Carbon

Policy 9 - Character and Design

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.

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on neighbouring properties
- Impact on parking provision
- Other Matters

Design and Character

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:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- 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;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development.'*

Hassocks Neighbourhood Plan Policy 9 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.'*

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Principle DG51 specifically relates to rear extensions and states that *'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.'*

Principle DG52 relates to dormer windows and roof enlargements and states: *'Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape. The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline. Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'*

The proposal would change the appearance of the existing bungalow within the streetscene and the character of the area. At present the property forms the southern end bungalow of a line of three properties of similar design and form, and although this creates a level of uniformity the other properties further to the south all consist of two storey dwellings of varying forms and designs. In addition to this, the other properties to the rear of the application property also consist of two storey dwellings and are visible from Orchard Lane in relation to the application property. No. 7 Orchard Lane, to the south of the property consists of a two-storey dwelling which can be within the context of the property.

The proposal would change the appearance of the property from a bungalow to a one and a half storey dwelling, however cues taken from the proportions, scale and character of the existing dwelling have been taken in the proposed design. In addition to this, the eaves of the proposal are lower adjacent to the neighbouring bungalow and higher next to the two storey dwelling, which will create a gradual step up form within the streetscene.

Given the above, along with the simple holistic contemporary approach within the existing mixed streetscene, it is considered that the proposal would be appropriate to the existing property and reflect the existing character of the locality.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan seeks to ensure that development *'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 DP29);'*

Policy 9 of the Hassocks Neighbourhood Plan states that proposals will be supported when it: *'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.'*

Policy 9 states that proposals should not "unacceptable harm" amenities of existing nearby residents and future occupants whereas policy DP26 of the MSDP states that development should not cause

"significant harm". 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 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 neighbouring amenities as outlined above.

In terms of light impact, guidance is taken from the BRE "Site Layout Planning for Daylight and Sunlight: A guide to good practise". The "45 degree approach" should be taken whereby a 45 degree line is drawn from the top of the elevation, or when the proposal has a pitched roof from half way down the roof slope, and a second 45 degree line is taken from the end of the projection. If the centre of the window of the neighbouring property lies within both lines, this is a good guide that the building may cause a significant reduction in light to the window in question. This guidance is taken as a rule of thumb and each application is considered on its own merits.

To the northern side of the property is No. 3 Orchard Lane, which is linked to the application property through the single garages. The proposed loft conversion and extensions would be located over the original bungalow, with the proposed single storey rear extension having a shorter depth than the existing conservatory by approximately 1 metre. It is therefore considered that the proposal would not cause unacceptable harm to the amenities of this neighbour.

This neighbouring dwelling has three side windows which face onto the application property, one window serves a bedroom and the other two windows serve as secondary openings for a living room, which is also served by a bay window on the front elevation. As these openings face onto the application property the 45 degree approach is not applicable, instead the horizontal angle from the centre of the windows is taken. The angle from these openings would be greater than 25 degrees, however this is the case for the existing dwellinghouse. Given this and the existing relationship between the dwelling, it is not anticipated that the proposal would cause a significant loss of light to these openings.

On the southern side is No. 7 Orchard Lane, this neighbouring property is set forward to the highway, with the dwellinghouse largely positioned forward of the application dwelling. The application dwelling is some 8.5 metres from this neighbouring dwelling with boundary fencing and planting in between. Given the existing relationship and position of the dwellings it is not considered that the proposal would cause unacceptable harm to the amenities of this neighbouring property. Due to the separation distance and scale of the proposal the proposal would also not result in a loss of light to this neighbour.

Beyond the rear of No. 7 Orchard Lane are No.s 7 and 8 The Close which back onto the application property, with the public footpath in between. These neighbours are at least 23 metres from the application dwelling. It is acknowledged that the proposal would be visible from these neighbouring properties, however given the separation distance it not considered to result in unacceptable harm to the amenities of these neighbours or result in a loss of light. The proposal includes rooflights to the southern roof slope which would serve the bathrooms, landing and a secondary opening to bedroom 2. Given the height of the these openings above the internal floor level, it is not considered that the proposed rooflights would cause overlooking.

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 proposal relates to alterations to an existing dwellinghouse which would be constructed in materials appropriate to the existing dwelling. Solar panels have been included on the southern facing roof slope which provides a renewable energy source for the property in accordance with policy 5 of the Neighbourhood Plan.

A public footpath is located to the south of the property which is outside the curtilage of the property and would not be directly impacted by the proposal. Public rights of way are maintained by West Sussex County Council.

Noise and disturbance created during works is covered by the Environmental Protection Act 1990, which requires a duty of care during the proposed works not to cause nuisance to neighbours. An informative regarding this will be added to the decision notice.

Concerns have been received regarding the impact of the proposal on bats and flooding. Given the scale of the proposal and that it would be alterations to an existing dwelling it is not considered that impacts on bats and flooding is a consideration for this application. The site is located within Flood Zone 1 and at a low flood risk, therefore flood risk and drainage will be a matter for Building Regulations and bats are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause unacceptable harm the amenities of neighbouring properties. Therefore the proposal complies with Mid Sussex District Plan policy DP26, policies 5 and 9 of the Hassocks Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Katherine Williams