

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0549	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Demolition of the existing single storey side garage, the development of a two storey side and rear extension as well as a single storey rear extension		
Site:	16 Semley Road, Hassocks, West Sussex, BN6 8PE, , , ,		
Validation Date	24 Apr 2026	Overall Expiry Date:	18 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 May 2026
Target Date:	19 Jun 2026	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	26 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0549

**16 Semley Road, Hassocks, West Sussex, BN6 8PE, , ,
Demolition of the existing single storey side garage, the development of a two storey side and rear extension as well as a single storey rear extension
Mr D Tubb**

SUMMARY OF REPRESENTATIONS

There was one letter of representation received in response to the proposed development. It raised concerns regarding the demolition of the existing garage which acts as support for the ground next door. The letter commented that this could lead to damage to the neighbouring pathway or collapse the earth bank.

SUMMARY OF CONSULTEES

Trees Officer: No objection.

Southern Water: In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: Recommend permission is granted.

INTRODUCTION

The application seeks planning permission for the demolition of the existing single storey side garage, the development of a new two storey side and rear extension and a single storey rear extension.

RELEVANT PLANNING HISTORY

There is no recent history of any planning applications relating to the site.

SITE AND SURROUNDINGS

The application relates to 16 Semley Road, a two storey, semi detached dwelling which features a cross pitched roof. The property is positioned to the eastern side of the highway and is set back from the roadside edge by a front paved driveway as well as front garden amenity space which is set behind a low brick built front boundary wall. To the rear of the property, there is a single storey flat roofed outshot as well as a slab paved raised rear patio. Further garden amenity space is contained to the rear which stretches back in a linear plot form and borders the London to Brighton railway line to the rear. In terms of materials, the existing dwelling is composed of rendered and painted pebbledash walls, a tiled roof and flat roof membrane and uPVC windows and doors.

With regard to the site's locality, there are a number of other detached and semi-detached residential dwelling set to either side. There is some variance in external materials which adds visual interest throughout. Mock tudor detailing features prevalently throughout.

The site is within the built-up area for Hassocks as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would demolish the existing single storey side garage and in its place develop a two-storey side and rear extension which would measure at approximately 7.8m in maximum length, 7.4m in maximum width, 5.1m in maximum eaves height and 7.6m high to the highest point of the roof.

The proposed two storey side extension would also feature a flat roof dormer to the front (north-western) roofslope. The proposed dormer would measure at approximately 1.7m deep, 1.8m wide and 1.6m high.

A new single storey rear extension would also developed as part of the scheme which would measure at circa 2.8m in depth, 4.9m wide and 3.7m in maximum height.

Proposed external materials would comprise render and painted pebbledash to the walls, a tiled roof as well as a single ply flat roof membrane, uPVC windows and uPVC/ aluminium doors.

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 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 at Full Council on 28th March 2018.

Relevant policies:

DP26: Character and Design

DP37: Trees, Woodland and Hedgerows

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.

Neighbourhood Plan

Hassocks Neighbourhood Plan (Made July 2020)

Policy 5 - Enabling Carbon Zero

Policy 9: Character and Design

Mid Sussex District Plan 2021-2039 Consultation Draft

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 the 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction
DPB1 - Character and Design
DPN4: Trees, Woodland and Hedgerows

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

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 Amenities
- Trees Impact
- Other Matters
- Biodiversity Net Gain

Design and Character

Policy DP26 of the 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;*
- *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'*

Policy 9 of the Hassocks Neighbourhood Plans states that:

'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:

- *Is of high quality design and layout;*
- *Contributes positively to the private and public realm to create a sense of place;*
- *Respects the character and scale of the surrounding buildings and landscape;*
- *Protects open spaces and gardens that contribute to the character of the area;*
- *Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- *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;*
- *Creates safe, accessible and well connected environments;*

- *Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- *Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- *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 DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to side extensions:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.'

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

In terms of rear extensions, principle DG51 states:

'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 existing single storey detached garage outbuilding is considered to be of limited architectural merit. The garage is considered to be of a simple flat roof construction and its demolition is not considered to be contentious in this instance.

It is considered that the application dwelling is read within the context of the adjoining semi which features a similar mock tudor appearance and front projecting gable, albeit at a lower finished floor level. It is considered that various properties amongst the street scene have modernised and extended in varying forms over time.

The proposed two storey extension would likely increase the overall perceived bulk of the dwelling when compared to the current arrangement. However, the extension would be set back from the principal elevation and offset from the main dwellings ridge height by circa 0.5m. These features are considered to help improve the extensions subservience and allow for the development to be read as a later addition to the property. Furthermore, the use of matching materials to the walls and roof would likely help the extension assimilate in with the existing.

A new front box dormer would be included as part of the proposed two storey side extension at first floor level. It is considered that this dormer would act as a design feature to reflect the existing dormer to the original dwelling. Furthermore, the proposed dormer would be of a limited overall size and scale. Therefore, a substantial amount of the remaining proposed roofslope would be visible. Accordingly, the two storey side extension and dormer are considered to be acceptable.

To the rear of the dwelling, a new single storey flat roof extension would be developed which would be limited in both footprint and height. It is considered that this element of the proposal would appear subservient towards the host dwelling. Views from the public domain towards this element are considered to be restricted due to its discrete positioning. It is therefore considered that the single storey extension would be of an acceptable appearance.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policy 9 of the Hassocks Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

Policy 9 of the Hassocks Neighbourhood Plan states that proposals should not cause 'unacceptable harm' with regard to neighbouring amenity whereas policy DP26 of the MSDP states that development 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. 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.

Specifically, Policy 9 states that development will be supported where the proposal:
'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'

There are a number of windows to the neighbouring properties side (north-eastern) elevation which would face back towards the proposed side (south-western) elevation extension. Principle DG47 of the Design Guide states among other matters that all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Further guidance is set out within the "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" document. The "25 degree approach" should be taken whereby a 25 degree line is drawn from the centre of the lowest opposite habitable room. If the neighbouring properties window lies beneath the 25 degrees as measured, then the building will not likely cause a significant reduction in light received to the concerned window. This guidance is taken as a rule of thumb and each planning application is assessed based on its own merits.

The neighbouring dwelling at No.14 is set at a slightly higher finished floor level than the application site. The existing windows on no.14s side elevation at ground and first floor level would likely fail the 25 degree test. However, these serve non-habitable rooms including a utility, bathroom and stairwell. Furthermore, these windows are north facing and already receive less light by virtue of their orientation and siting. The existing side dormer however serves a bedroom and when assessed against the 25 degree test, this window would likely pass. It is therefore not considered that the proposed development would result in an unacceptable loss of light impact towards the living standards at the neighbouring dwelling.

Two new windows would be added at first floor level to the rear elevation of the two storey side and rear extension. Whilst some angled views towards the neighbouring garden amenity space at No.14 may be offered, it is considered that the existing mature boundary planting between the sites would largely obscure views. Furthermore, the level of outlook is considered to largely reflect the current arrangement as offered from the existing first floor windows. It is therefore considered that the proposal would not result in an unacceptable overlooking impact.

Accordingly, the proposal is considered to comply with the provisions of Policy 9 of the Hassocks Neighbourhood Plan in terms of neighbouring amenities.

Trees Impact

In relation to new developments impact on trees, policy DP37 of the District Plan states 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.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose'

The proposal is supported by a Tree Protection Plan, an Arboricultural Method Statement and Impact Assessment. As trees would fall within 15m of the proposal, the documents identify some measures including the removal of a category U tree and pruning of other trees. The Tree Officer raised no objection towards the development proposal and requested that these aforementioned supporting documents are condition for adherence.

In light of the above the proposal is considered to result in an acceptable impact on trees. The proposal would therefore comply with the provisions of DP37 of the District Plan.

Sustainability

Policy 5 of the Hassocks Neighbourhood Plan states that:

'Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation'.

The proposed development relates to a small scale alteration to 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. It is therefore considered that this would not warrant the refusal of the proposal.

Other Matters

Concerns were raised in response to the proposed development through a representation letter with regard to the potential structural impact of the removal of the garage. It was stated that the existing garage acts as support for the raised floor levels at the adjacent neighbouring site at No.14. It is considered that this matter falls within the remit of the Building Regulations and separate legislation, including the Party Wall Act 1996. The applicant would be responsible for ensuring that the demolition and any subsequent construction works are carried out in a manner that safeguards neighbouring land and structures. Paragraph 197 of the NPPF states that *'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner'.*

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 is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policies DP26 and DP37 of the District Plan, Policy 9 of the Hassocks Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas

