

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0848	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed rear extension to bungalow.		
Site:	13 Ockenden Way, Hassocks, West Sussex, BN6 8HS, , , ,		
Validation Date	2 Apr 2025	Overall Expiry Date:	17 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Jun 2025
Target Date:	28 May 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	24 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0848

**13 Ockenden Way, Hassocks, West Sussex, BN6 8HS, , ,
Proposed rear extension to bungalow.
Hawkins**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

None.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council

Recommend approval.

INTRODUCTION

The application seeks planning permission for a single storey rear extension and a rear dormer window at 13 Ockenden Way Hassocks BN6 8HS.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the Hassocks built up area boundary in a pre-dominantly residential area. The existing dwelling is a single storey semi-detached property which is characterised by brown bare brick and cream render walls, brown concrete roof tiles and white uPVC window and door frames. There are two existing off-street parking spaces to the front of the dwelling and one within the existing integral garage. Ockenden Way is located to the north of the site and residential properties are located to the south, east and west of the site. The surrounding area is predominantly residential in its nature with the dwellings within the locality being a mixture of single storey and two-storey properties and they are characterised by a variety of external materials. There are a number of front and rear rooflights and single storey rear extensions within the surrounding area, including the properties neighbouring the site.

APPLICATION DETAILS

The proposal seeks planning permission for a single storey rear extension. The proposed single storey rear extension measures some 4.0 metres in depth, 8.1 metres in width and a total height of 2.8 metres. The proposed single storey rear extension would be characterised by timber board cladding walls, black uPVC window and door frames and felt roofing. The proposal also include three front facing roof lights, two first-floor side facing windows one within the each side facing gable of the existing dwelling, to remove one existing ground floor side facing door and to replace an existing ground floor side facing window with a door. The proposed roof lights would measure some 0.6 metres in width and 0.9 metres in length. The proposed first-floor side facing windows would be obscure-glazed and fixed shut below 1.7 metres above floor level.

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

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 (adopted June 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 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:

DPB1: 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.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Character and Appearance

Policy DP26 of the Mid Sussex District Plan in part 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.'*

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 states that guidance on rooflights is provided in chapter 6 under section 6.3.8.

Section 6.3.8 states:

'6.3.8 Rooflights that follow the roof profile can be an appropriate substitute for a dormer where it is important to retain the profile of the roof slope or avoid a dormer that break the eaves line. Care though needs to be taken to avoid them dominating the roof. Rooflights are best designed with a slender-profile that are flush with the roof slope.'

A similar ethos is found within policy 9 of the Hassocks Neighbourhood Plan.

The proposed works would not be characterised by external materials similar in appearance to those used in the existing dwelling. However, timber cladding and black uPVC window frames are relatively common within built up area boundary and the proposed amount of timber cladding and black uPVC is relatively modest. Due to the location of the proposed extension and openings there would be limited

views of the cladding or black uPVC from the public realm. Taking into account the above the proposed external materials are considered acceptable and can be secured by a suitably worded condition.

The proposed extension would be of a modest single storey nature which is subordinate in height to the existing dwelling. Due to its modest nature and location there would be limited views of it from the surrounding area. It should also be noted that there are similar single storey rear extensions within the surrounding area. The proposed openings would be similar in appearance and design to the existing openings and those within the surrounding area. The proposed roof lights would not dominate the front facing roof slope due to their modest nature.

Taking into account the above the proposal is considered to address the prevailing character and appearance of the surrounding area and it would comply with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and principles DG49, DG51 and DG52 of the Mid Sussex District Plan.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan in part 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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Policy 9 of the Hassocks Neighbourhood Plan in part seeks to ensure that development:

'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 of the Hassocks Neighbourhood Plan requires that development does not cause unacceptable harm to neighbouring amenities whereas policy DP26 of the Mid Sussex District Plan 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.

The proposal is of a modest single storey nature and would be set away from the boundaries of the site. Due to the location of the proposed ground floor openings they would not have direct views into neighbouring properties private amenity spaces. The proposed first-floor openings within the existing gable end would be obscure-glazed and non-opening up to 1.7 metres from the floor level of the room they service. As such the proposed works are not considered to have an unacceptable impact on the amenities of the neighbouring properties specifically in terms of impact on privacy, outlook, daylight, sunlight and security and it is considered to comply with the above-mentioned part of policy 9 of the Hassocks Neighbourhood 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

In conclusion the proposed works would address the character and scale of the existing and surrounding buildings and landscape and it would not cause unacceptable harm to the amenities of neighbouring properties. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, principles DG49, DG51 and DG52 of the MSDC Design Guide SPD, policy 9 of the Hassocks Neighbourhood Plan and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans