

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0993	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Change of use of existing garage into studio space		
Site:	Wayside, London Road, Hassocks, West Sussex, BN6 9NT, , ,		
Validation Date	21 Apr 2026	Overall Expiry Date:	22 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Jun 2026
Target Date:	16 Jun 2026	Recommending Officer Signature:	<i>Peter Davies</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	16 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0993

**Wayside, London Road, Hassocks, West Sussex, BN6 9NT, ,
Change of use of existing garage into studio space
Mr Ben Saunders**

REPRESENTATION RECEIVED

None received.

PARISH COUNCIL OBSERVATIONS

The committee recommend permission is granted.

INTRODUCTION

The application seeks planning permission for the conversion of the garage.

RELEVANT PLANNING HISTORY

CN/025/94 - New garage. Permission

SITE AND SURROUNDINGS

The application property is a detached chalet bungalow located on the west side of London Road, within the built-up area boundary of Hassocks.

The application property has a pitched roof with 2 no. front dormers and is constructed from white painted brick with interlocking roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking and a detached garage to the front of the property. Along the front boundary with the highway is mature hedging and shrubs. The west side of London Road is characterised by detached and semi-detached dwellings of varying scale, form and design, with a car garage located on the east side as well as a number of dwellings which back onto London Road and face onto Stonepound Road further east.

APPLICATION DETAILS

The application seeks planning permission to convert the existing garage into a office/studio room and toilet. The external alterations to the building are to replace the garage door on the front (east) elevation with white composite cladding, install white uPVC double door and 2 no. windows on the side (north) elevation and to replace an existing door and window on the rear (west) elevation with white composite cladding and small window. The building is not to be enlarged.

Condition 2 of permission CN/025/94 for the construction of the garage states:

'The building shall be used as a private domestic garage in connection with 'Wayside', London Road only and for no other purpose.'

Reason: To safeguard the amenities of the neighbouring properties and to ensure provision of adequate off street parking space.'

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:

DP21 - Transport
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 (made June 2020)

Relevant policies:

Policy 5 - Enabling Zero Carbon
Policy 9 - Character and Design

Other Material Considerations

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
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.

West Sussex County Council Guidance on Parking at New Developments (September 2020)

National Planning Policy Framework (NPPF) (December 2024)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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
- Sustainable Design
- Impact on parking provision
- Biodiversity Net Gain

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.'*

The proposed garage conversion will not result in an increase in size to the building with the external changes acceptable and appropriate to the character of the area. The alterations will be visible from the street scene, however they will use materials similar in appearance to the existing dwelling.

The proposal is therefore considered to comply with policy DP26 of the District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Impact on neighbouring properties

Policy 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.

The proposed alterations will face towards the application property, driveway and highway and will therefore not cause unacceptable harm to neighbouring amenity areas. The garage building is already in place and will not increase in size.

The proposal will therefore not result in unacceptable harm to neighbour amenity spaces and complies with policy DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan.

Sustainable Design

Policy 5 of the Hassocks Neighbourhood Plan in part 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.'

The proposed development relates to the alteration to an outbuilding of 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.

Impact on Parking Provision

Policy DP21 in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

Condition 2 of the original permission for the garage (CN/025/94) removed permitted development rights to convert the garage as set out within the application details of this report.

West Sussex County Council September 2020 Parking Guidance, outlines that for a 3 bedroom dwelling in Parking Behaviour Zone 2, 2.1 off-street parking spaces should be provided.

The proposed works would result in the loss of the space in the garage. The dwelling has space for at least 4 cars on the driveway to the front of the property. And therefore has parking to exceed the requirements of the WSCC parking guidance.

The proposal is therefore considered to comply with policy DP21 of the Mid Sussex District Plan and the West Sussex County Council Parking Guidance.

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 considered to be appropriate in terms of design, form and scale to the dwellinghouse and locality, would not cause unacceptable harm to the amenities of neighbouring properties and is acceptable in terms of parking provision. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26, policies 5 and 9 of the Hassocks Neighbourhood Plan, and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Peter Davies