

Delegated Decision
Sign off Sheet

Ref. No:	DM/25/2030	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	The proposal of a double storey rear extension with internal alterations and garage conversion		
Site:	47 Downs View Road, Hassocks, West Sussex, BN6 8HY, , , ,		
Validation Date	15 Aug 2025	Overall Expiry Date:	10 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Oct 2025
Target Date:	10 Oct 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	6 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2030

47 Downs View Road, Hassocks, West Sussex, BN6 8HY, , ,
The proposal of a double storey rear extension with internal alterations and garage conversion
Tracey King

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Drainage Engineer

We have no objection to the proposed development on flood risk grounds. This is subject to the proposed development incorporating all flood mitigation and resilience measures set out within the Flood Risk Assessment (Dated August 2025), including finished floor levels.

Drainage should be managed via Building Regulations and Building Control, as necessary.

PARISH COUNCIL OBSERVATIONS

Recommend permission is granted.

INTRODUCTION

The application seeks planning permission for a two storey rear extension, with internal alterations, and a garage conversion.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

47 Downs View Road is a west facing, two storey, detached dwelling. It is constructed of red brick, with a section of render at the first floor level, a pan tiled roof and has upvc windows. The dwelling is characterised by a projecting flat roof at the ground floor level and benefits from an integral garage to the side. A flat roof, single storey extension has also been constructed to the rear of the house that has a staggered footprint.

The site is located within the built up area of Hassocks. Neighbouring dwellings are situated to the north and south of the site, Parklands Play Area is to the east whilst the highway is to the west. The dwelling is set back from the highway by an area of garden and a driveway.

APPLICATION DETAILS

Planning permission is firstly sought for two storey extension to the rear of the house. The ground floor section is to span the full width of the house and would contain the kitchen and dining area. It is to have a depth, from the original rear elevation, of some 4.6 metres. At the first floor level the extension is to again span the full width of the elevation, but would have a staggered depth. The deepest projection is to be some 4.5 metres wide and would have the same depth of the ground floor. This area is to contain a new bedroom and en-suite. The remaining, approximately, 3.4 metres, would have a depth of 1.3 metres and would enlarge an existing bedroom. A flat roof is proposed over the single storey section with an overall height of some 3.2 metres. The deeper two storey section is to have a pitched roof that would continue the existing eaves and have a reduced ridge height of approximately 6.7 metres. The shorter section is shown as being incorporated into the existing roof of the house.

Planning permission is also sought to convert the existing garage into a storage space and office. It is to remain the same width and depth as the existing garage, but the flat roof is to be replaced with a pitched roof. The new pitched roof is to measure some 2.5 metres to the eaves and 4.9 metres to the ridge. Externally the works also include replacing the garage door with a window.

It is proposed to finish the elevations in brick and the pitched roofs in tiles to match the host 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 Allocations 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

DP21 - Transport

DP41 - Flood Risk and Drainage

Site Allocations Development Plan Document

The Site Allocations DPD 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

The Hassocks Neighbourhood Plan was formally made on 24th June 2020.

Relevant policies:

Policy 5 - Enabling Zero Carbon

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:

DPS2 - Sustainable Design and Construction

DPS4 - Flood Risk and Sustainable Drainage

DPS6 - Health and Wellbeing

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

Mid Sussex Design Guide

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

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:

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

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which 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 Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

In terms of rear extensions principle DG51 states that where they

'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 DG50 relates specifically to side extensions and states that:

'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'.

The application relates to an established residential area within Hassocks. Surrounding the application site are a combination of two storey dwellings and chalet style bungalows. Whilst there is some variation in the houses, they all remain set back from the highway and are of a traditional design and form.

In terms of the proposed rear extension, it is considered that it is of a scale and form that would not appear overly dominant in relation to the host dwelling. This is assisted by the width and depth of the first floor extension, in particular, and the reduced ridge height. Overall it is considered that the proposed design would respond appropriately to the existing building and the use of materials to match would provide a consistent finish. Due to the spacing of properties within the street there would be some views to this addition however, given other two storey rear additions are also visible, it is considered that the proposal would not appear harmful to the streetscene.

With regards to the works to the garage, in design terms it is considered that the proposal would reflect the host dwelling using bricks and a window to match the existing building. Whilst flat roofs over garages are a characteristic of this area, it is noted that the proposed roof form would seek to replicate the pitch of the main house. Additionally, as the garage would remain single storey, it would not result in the

space to the side of the house being wholly enclosed. As such it is not considered that this element would appear harmful within the streetscene.

The proposed garage conversion would result in the loss of 1 parking space and the rear extension would create an additional bedroom. The West Sussex County Council August 2019 Parking Standards Guidance outlines that for a 4 bedroom dwelling in this location 3 parking spaces would be required. From the site visit it was noted that the existing driveway could accommodate one car. It is further acknowledged that the existing off road parking area could be enlarged in the future and that there are no parking restrictions on the public highway. It is therefore considered that, on balance, the proposal would be unlikely to have a harmful impact in terms of highway safety.

Policy DP26 of the Mid Sussex District Plan states that proposals should not cause 'significant harm' adjoining neighbours' amenity whereas policy 9 of the Hassocks Neighbourhood Plan states that development should 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 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 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.

With regards to the impact to neighbouring dwellings, the deeper two storey element would be positioned closest to 45 Downs View Road. This neighbour has previously benefited from a two storey, flat roof extension in close proximity to the shared boundary. There is a close boarded fence along the boundary and there are no first floor side windows that face onto the application property. The submitted plans have been corrected to show this neighbour's extension and the proposed addition would project some two metres beyond No. 45's rear elevation. Given the spacing between the two properties, the proposed projection beyond No. 45's rear elevation and the pitched roof design, which slopes away from the boundary, it is considered that there would not be an unacceptable level of harm to the light and outlook available to this neighbour. The plans show that a side window is proposed, however it would be a ground floor window associated with the kitchen. Given the established boundary fencing, it is considered that it would not give rise to an unacceptable level of overlooking.

In terms of the impact to 51 Downs View Road, whilst this neighbour is a chalet bungalow, it has also benefitted from a two storey rear extension close to the shared boundary. This extension does include a first floor side window, but it is acknowledged that the depth of the proposed addition is reduced on this side. Furthermore the proposed extension would be set further away from the boundary, due to the current garage, and this set back is to remain. It is therefore concluded that, given the existing arrangement and the depths of the proposed extension, there would not be an unacceptable loss of light or outlook to No. 51. The submitted plans show a ground floor window that would face onto this neighbour but due to the existing boundary treatment, it would not result in an unacceptable loss of privacy.

Due to the domestic nature of the proposed development there would not be a harmful impact in terms of noise, air or light pollution.

Other matters

Policy DP41 of the Mid Sussex District Plan relates to flood risk and drainage. In part it states:

'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 rear of the site is located within Flood Zones 2 and 3. A Flood Risk Assessment was submitted as part of this application and considered by the Drainage Engineer, who has also commented on the application. It has been advised that they have no objection to the proposal, subject to all of the flood mitigation and resilience measures being incorporated. A condition can be attached to any consent to ensure that these requirements are adhered to.

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 proposed development relates to the extension 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 and similar works could be undertaken without requiring planning permission. It is therefore considered that this would not warrant the refusal of the proposal.

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 would accord with the requirements of policies DP21, DP26 and DP41 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan. The proposed development is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist