

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1141	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Demolition of the existing single storey rear and side extension and garage. Replacement with a single storey rear extension, reinstatement of the garage and a first-storey side extension above the garage. Alterations to front porch and instalment of solar panels on the side and rear roof slopes.		
Site:	35 Chancellors Park, Hassocks, West Sussex, BN6 8EY, , , ,		
Validation Date	6 May 2026	Overall Expiry Date:	24 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Jun 2026
Target Date:	1 Jul 2026	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	25 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1141

**35 Chancellors Park, Hassocks, West Sussex, BN6 8EY, , ,
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Mr Karunanithy And Ms Norris

SUMMARY OF REPRESENTATION

None received

SUMMARY OF CONSULTEES

Southern Water - No objection

PARISH COUNCIL OBSERVATIONS

The committee recommend permission is granted.

INTRODUCTION

The application seeks planning permission for demolition of the existing single storey rear and side extension and garage. Replacement with a single storey rear extension, reinstatement of the garage and a first-storey side extension above the garage. Alterations to front porch and instalment of solar panels on the side and rear roof slopes.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

The application property consist of a two storey detached dwelling located off the western side of Chancellors Park, within the built up area of Hassocks.

The locality is characterised by dwellings of similar original forms and designs but with varying materials, set back evenly from the highway with equal spaces between the dwellings which gives the locality a distinctive uniform character. Many of the neighbouring properties have benefited from extensions and alterations. To the front of the properties are areas of off street parking and soft landscaping with the majority of properties having front boundary fences or walls, which contribute to the uniform character of the area.

The application property has a pitched hipped roof with a two storey front bay window. To the northern side of the property is an attached single garage with a flat roof and front parapet roof with a lean-to side and rear wrap around extension. To the front elevation is a pitched roof porch canopy. The property is constructed in peddle dash, brick plinth, plain hanging tiles, plain roof tiles and white upvc fenestration.

APPLICATION DETAILS

The proposed side extension would replace the existing garage and single storey rear extension. The two storey extension would be flush with the front elevation of the dwelling and would have a width and depth of some 3.4 metres and 6.4 metres. This extension would have a pitched hipped roof lowered front and rear eaves height to create intersected front and rear pitched dormer windows. The extension would have an overall height of approximately 8 metres with the highest eaves height to match the existing dwelling. Beyond the rear elevation of this extension would be a single storey rear extension to be flush with the existing rear elevation of the dwelling with a flat roof and a rear parapet roof, which would have an overall height and eaves height of some 3.5 metres and 3.2 metres. The extensions would be constructed in materials to match the existing dwelling.

The proposed solar panels would be located on the southern side and western rear roof form of the existing dwelling.

The proposal also includes alterations to the timber frame of the existing porch canopy, this alteration would not change the footprint or roof form of the existing porch.

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 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:

DP21 - Transport

DP26 - Character and Design

Hassocks Neighbourhood Plan (made June 2020)

Relevant policies:

Policy 5 - Enabling Zero Carbon

Policy 9 - 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 relevant policies.

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 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

National Planning Policy Framework (NPPF) (December 2024)

National Planning Policy Guidance

Ministerial Statement and Design Guide

On 1 October 2019 the Secretary of State for the Ministry of Housing, Communities and Local Government made a statement relating to design. The thrust of the statement was that the Government was seeking to improve the quality of design and drive up the quality of new homes. The Government also published a National Design Guide, which is a material planning consideration.

The National Design Guide provides guidance on what the Government considers to be good design and provides examples of good practice. It notes that social, economic and environmental change will influence the planning, design and construction of new homes and places.

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
- 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.'*

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 relates to side extensions and states: *'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.'*

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 proposed extension and alterations are considered to be of a design, form and scale that would be in proportion and appropriate to the character, scale and form of the existing property and the character of the area. The two storey side extension would be visible within the streetscene, however given width of the proposed extension and set down roof form and appearance of the existing it would appear subservient to the original dwellinghouse and in keeping with the existing character of the area. The alterations to the front porch canopy and the installation of solar panels to the southern side roof slope would also be visible within the streetscene, however given the minor nature of these alterations it is considered that it would not have an impact on character of the area.

The extension includes pitched roof dormer windows to the front and rear elevations of the extension. The dormer windows would be vertical in proportion with pitched hipped roofs which would be in of a scale and form which would be reflect the existing character of the property. It is therefore considered that the proposal would be in keeping the character property and the locality.

Impact on neighbouring properties

DP26 states:

"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.

On the southern side No. 33 Chancellors Park, a two storey detached dwelling which has benefited from a single storey extension. The proposed extension would be located to the northern side of the dwelling and not visible from this neighbour. The other alterations would be visible from this neighbour, however, due to their nature would not cause harm. It is therefore considered that the proposal would not cause unacceptable harm to the amenities of this neighbour.

To the northern side is No. 37 Chancellors Park a two storey detached dwelling which is separated from the application property by a close boarded fence. The proposed extensions would be some 4 metres from this neighbour and the single storey extension would extend approximately 1 metre beyond the rear elevation of this neighbour. No. 37 does not include any openings on the southern side elevation. Given the existing relationship between the properties and the scale and position of the extension and would not cause unacceptable harm to the amenities of the neighbouring property.

Impact on parking provision

West Sussex County Council August 2020 Parking Standards Guidance, outlines that for a 4 bedroom dwelling in this location 2.7 parking spaces have to be provided. The proposal would result in the loss of the existing garage and although the proposed plans include a new garage the dimensions would not meet the requirements for a parking space. The existing driveway for the property has sufficient space for 2 No. parking space for the property. It is considered that although the retained off street parking would be less than the WSCC parking guidance sets the loss of parking would not warrant the refusal of the application in this instance.

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 includes solar panels to the roof slopes of the dwelling which would provide renewable energy for the property and would therefore meet the requirements of policy 5.

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.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse, would not cause unacceptable harm to the amenities of neighbouring properties and be acceptable in terms of the impact on the 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 the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Katherine Williams