

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                                                                                       |                                        |                |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------|
| <b>Ref. No:</b>                              | DM/25/0241                                                                                                                                            | <b>Case Officer:</b>                   | Andrew Horrell |
| <b>Application Type:</b>                     | Householder Application                                                                                                                               |                                        |                |
| <b>Proposal:</b>                             | Demolition of existing garage and ground floor extensions. Erect a two storey side extension, a loft conversion with rear dormer and a double garage. |                                        |                |
| <b>Site:</b>                                 | 33 Farnham Avenue, Hassocks, West Sussex, BN6 8NR, , , ,                                                                                              |                                        |                |
| <b>Validation Date</b>                       | 6 Feb 2025                                                                                                                                            | <b>Overall Expiry Date:</b>            | 7 Mar 2025     |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                                                                                       | <b>Pre-Com Conditions Date Agreed:</b> |                |
| <b>Recommendation:</b>                       | Permission                                                                                                                                            | <b>Recommendation Date:</b>            | 2 Apr 2025     |
| <b>Target Date:</b>                          | 3 Apr 2025                                                                                                                                            | <b>Recommending Officer Signature:</b> | Andrew Horrell |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 1 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |             |              |            |
|------------------------------|-------------|--------------|------------|
| <b>Signed and Agreed By:</b> | Steven King | <b>Date:</b> | 2 Apr 2025 |
| <b>Comments:</b>             |             |              |            |

## MID SUSSEX DISTRICT COUNCIL

**DM/25/0241**

**33 Farnham Avenue, Hassocks, West Sussex, BN6 8NR, , ,  
Demolition of existing garage and ground floor extensions. Erect a two storey side extension, a  
loft conversion with rear dormer and a double garage.  
Mrs Alix Geer**

### SUMMARY OF REPRESENTATIONS

A letter of support has been received from the neighbouring 22 Ann Close on the following grounds:

- Current property neglected
- Would modernise the property

### SUMMARY OF CONSULTEES

West Sussex Naturespace Partnership: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.

### PARISH COUNCIL OBSERVATIONS

RECOMMEND APPROVAL. The applicant is advised that Government has committed to adopt a 'Future Buildings Standard' during 2021 which will change the Building Regulations requirements for alterations and extensions to homes to bring these alterations closer to that of a 'zero energy building'. This is supported by Policy 5 'Enabling Zero Carbon' of the Hassocks Neighbourhood Plan which states that proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation. Energy saving measures include floor, roof and wall insulation, and low u-value windows (which may need to be triple glazed). These requirements may require amendments to your design which could affect the drawings submitted for planning permission. The applicant may wish to note that alterations that are built to a Nearly Zero Energy standard, are unlikely to need further retrofitting to minimise the carbon emissions that the nation is required to reduce to zero by 2050. As retrofitting an existing home to be highly energy efficient is more complex than doing so for a new building, applicants may wish to look at the 'EnerPHit' standard that the Government is understood to be considering as the applicable 'Nearly Zero Energy' standard in this context, or at the Archetypes published by the London Energy Transformation Initiative for u-values for your extension walls, windows etc. and for ventilation and overheating prevention standards to be achieved.

### INTRODUCTION

Planning permission is sought for the demolition of the existing garage and ground floor extensions and the erection of a two storey side extension, a loft conversion with rear dormer and a detached double garage.

### RELEVANT PLANNING HISTORY

None relevant

### SITE AND SURROUNDINGS

33 Farnham Avenue is a semi-detached hipped roofed two storey dwelling with an existing rear conservatory and flat roofed attached side garage. The walls are a mix of painted render and face brickwork with upvc doors and windows.

To the south-west of the site is the rear garden with close boarded fencing to No. 31 Farnham Avenue beyond, to the north-east of the site is the front garden with highway beyond, to the south-east of the site is the driveway to highway beyond and to the north-west of the site is the adjoining No.35 which is characterised by a rear conservatory matching No.33.

The site is within the built-up area of Hassocks.

## **APPLICATION DETAILS**

The existing flat roofed attached garage to be removed approximately measures 5.25m in depth, 5.1m in width with a height of 2.75m.

The existing rear conservatory to be removed approximately measures 2.3m in depth, 6m in width with a height to eaves of 2.2m and an overall height of 2.65m. The existing kitchen is to be removed and incorporated into the proposed side extension.

The proposed two storey side extension approximately measures 9.25m in depth, 5.25m in width with a height to eaves of 4.8m and an overall height of 7.8m with front bay windows to match the existing dwelling. This will serve an enlarged kitchen, utility room and family room on the ground floor and two bedroom and a bathroom on the first floor.

The proposed flat roofed rear dormer approximately measures 3.3m in depth, 5.3m in width with a height of 2.75m. This will serve a bedroom and a shower room.

The proposed detached garage measures 5.75m in depth, 5.5m in width with a height to eaves of 2.865m and an overall height of 3.4m.

Four rooflights are proposed to the front elevation which measure 0.8m by 0.9m each and the rear solar panels approximately measures 3m by 2m.

## **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:

DP21 (Transport)  
DP26 (Design and Character)  
DP39 (Sustainability)

### **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**

The Neighbourhood Plan was 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 the majority of 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

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

WSCC Guidance on Parking at New Developments - September 2020

### *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 8, 11, 131 and 135 are considered to be relevant to this application

## **ASSESSMENT**

### **Character and Design**

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'

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which states:

*'Development proposals will be supported where, they are in line with the Townscape Appraisal, and where the character and design:*

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 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, 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 of the Mid Sussex Design Guide SPD relates specifically to side extensions states the following:

*'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'*

Various extensions characterise the streetscene. The proposal is in terms of its footprint, a modest enlargement from the existing attached garage and kitchen and uses the existing hipped roofed design, having the same eaves and ridge height as the existing dwelling. Whilst it will be visible within the streetscene, matching materials are to be used. A front bay window is to be installed to match the existing front bay window. Therefore, in terms of size and scale, the enlargement to the dwelling is deemed to comply with policy DP26 of the Mid Sussex District Plan, policy 9 of the Neighbourhood Plan, principles DG49 and DG50 of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

With reference to roof enlargement specifically, principle DG52 of the Mid Sussex Design Guide SPD in part states:

*'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. 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.'*

This principle also includes reference to further dormer window guidance in Chapter 6 of the Design Guide under sections 6.3.5 to 6.3.7 which state:

*'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.*

*6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.*

*6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line'.*

Rear dormers are widespread within the streetscene. The majority have been installed under permitted development, with a similar rear dormer approved at No.27 under reference DM/17/0631.

The flat roofed proposed dormer window is of a design contrary to the dormer window design guidance. Nonetheless, it is evenly spaced on the roof set back from the pitch, eaves and side roof slopes, furthermore, it is important to pay regard to the built context of the application site, which already consists of a number of large flat roofed and pitched roof dormer windows. Therefore, owing to the context of the site, the dormer is considered acceptable in terms of design, size and scale.

Therefore, the enlargement is deemed in character with the existing dwelling and the streetscene and complies with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and principles DG49, DG50 and DG52 of the Mid Sussex Design Guide SPD.

### **Impact on residential amenities**

In assessing the potential impact of the proposed extension works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26 and Neighbourhood Plan Policy 9. Policy DP26 requires that *'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.'*

In addition, Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

Neighbourhood Plan Policy 9 refers to the impact of development upon neighbouring amenity and requires that 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'.*

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 Neighbourhood Plan, dating from June 2020, 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.

Given the relationship with the adjoining No.35 and the location of the proposal, this property will not be harmed. Given the relationship with the detached No.31 and the garage of that property between the dwellings means harm to light and outlook will not be caused. Given the nature of the proposal, the level of loss of privacy and overlooking will be no more harmful than the existing first floor windows and the level expected within the built up area which means that unacceptable harm in terms of privacy and overlooking will not be caused.

Therefore, in terms of neighbouring amenities, the proposal complies with policy DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

### **Parking Provision**

As an additional bedroom is to be provided, parking standards should be assessed.

West Sussex County Council Guidance on Parking sets out the maximum parking standards for residential houses. For a 5 bed property in this location in Hassocks 2.7 parking spaces should be provided.

There are 2 parking spaces available within the existing driveway with a detached double garage available for use, coupled with this, there are no on-street parking restrictions and the site is within walking distance of the village centre and alternative forms of transportation (buses and trains).

Therefore, the proposal will accord with policy DP21 of the Mid Sussex District Plan.

### **Sustainable development**

Policy 5 of the Hassocks Neighbourhood Plan states:

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

The Parish Council have advised the applicant that Government has committed to adopt a 'Future Buildings Standard' during 2021 which will change the Building Regulations requirements for alterations and extensions to homes to bring these alterations closer to that of a 'zero energy building'. This is supported by the above policy.

Solar panels are proposed on the southern rear roofslope.

Owing to the small-scale nature of the proposal it is not considered to have any impact on the overall sustainability of the dwelling and these details can be secured through Building Regulations, as such is considered acceptable in regard to the above mentioned policy.

### **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**

The proposed side extension is in keeping in form and design with the original building and will not adversely impact upon public views of the house or the street scene within Farnham Avenue. The proposed dormer would not be out of character with the streetscene.

It is considered that the proposal will not cause significant harm to the neighbouring amenities, or impact adversely upon their privacy or light. The proposal has sufficient parking provision.

The proposal would have an acceptable impact in terms of sustainability.

The proposal accords with District Plan Policies DP21, DP26 and DP39 and Policies 5 and 9 of the Hassocks Neighbourhood Plan and the relevant Design Guide Principles.

Decision:       Permission

Case Officer: Andrew Horrell