

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                                                                                                                                                                                                                                                                                                 |                                        |                      |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------|
| <b>Ref. No:</b>                              | DM/26/0978                                                                                                                                                                                                                                                                                                                                                      | <b>Case Officer:</b>                   | Stefan Galyas        |
| <b>Application Type:</b>                     | Householder Application                                                                                                                                                                                                                                                                                                                                         |                                        |                      |
| <b>Proposal:</b>                             | Side/rear two storey extension to south west elevation. Raising of existing ridge line, forming new roof incorporating 2 No. new dormers to the east and 2 No. to the west. Roof light to the west elevation. Removal of existing dormer to south elevation. Extension to existing dormer to north elevation with obscure glazing. Removal of screens to porch. |                                        |                      |
| <b>Site:</b>                                 | Rosewood House, Ockley Lane, Hassocks, West Sussex, BN6 8NU, , ,                                                                                                                                                                                                                                                                                                |                                        |                      |
| <b>Validation Date</b>                       | 17 Apr 2026                                                                                                                                                                                                                                                                                                                                                     | <b>Overall Expiry Date:</b>            | 12 May 2026          |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                                                                                                                                                                                                                                                                                                 | <b>Pre-Com Conditions Date Agreed:</b> |                      |
| <b>Recommendation:</b>                       | Permission                                                                                                                                                                                                                                                                                                                                                      | <b>Recommendation Date:</b>            | 29 May 2026          |
| <b>Target Date:</b>                          | 12 Jun 2026                                                                                                                                                                                                                                                                                                                                                     | <b>Recommending Officer Signature:</b> | <i>Stefan Galyas</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 3 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                    |              |             |
|------------------------------|--------------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | <i>Steven King</i> | <b>Date:</b> | 29 May 2026 |
| <b>Comments:</b>             |                    |              |             |

## MID SUSSEX DISTRICT COUNCIL

**DM/26/0978**

**Rosewood House, Ockley Lane, Hassocks, West Sussex, BN6 8NU, ,  
Side/rear two storey extension to south west elevation. Raising of existing ridge line, forming new roof incorporating 2 No. new dormers to the east and 2 No. to the west. Roof light to the west elevation. Removal of existing dormer to south elevation. Extension to existing dormer to north elevation with obscure glazing. Removal of screens to porch.  
Mr And Mrs Hurley**

### **SUMMARY OF REPRESENTATIONS**

There were three letters of representation received in response to the proposed development. Whilst no explicit objections were raised towards the proposal, the following concerns were voiced:

- Should the boundary trees be removed, the proposed dormers to the west elevation could affect the neighbouring gardens privacy.
- The extension having the potential to affect neighbouring outlook and sense of openness.
- The plans not referencing an underground watercourse.

### **SUMMARY OF CONSULTEES**

None received.

### **TOWN/PARISH COUNCIL OBSERVATIONS**

**Parish Council:** *'The committee recommended permission is granted'*

### **INTRODUCTION**

The application seeks planning permission for the removal of the existing dormer to the south roof slope, the demolition of the brick chimney, the removal of the single storey northern elevation lean to element and the removal of the brick walls to the porch. The proposal would develop a two storey extension to the south-western elevation, two new dormers to both the east and west roof slopes, a rooflight to the western roof slope, an extension to the existing dormer to the northern elevation, an oak frame to the porch and garage, a log burner flue, wood cladding to the front gable and an extended rear patio.

### **RELEVANT PLANNING HISTORY**

There is no recent history of any planning applications relating to the site.

### **SITE AND SURROUNDINGS**

The application relates to Rosewood, a detached two storey dwelling set to the western side of Ockley Lane. The existing dwelling features a pitched roof and appears to have previously been extended at loft level through the addition of dormers. The property is set back from the verge of the highway by front garden amenity space and a front driveway. Further rear garden amenity space is provided to the rear of the dwelling as well as a rear raised patio area. Mature boundary planting is positioned to the sites rear boundary and there are some garden outbuildings positioned within this space. In terms of materials, the existing dwelling is composed of facing brickwork and white uPVC cladding to the walls, plain concrete roof tiles, white uPVC windows and white/ brown uPVC doors.

With regard to the site's locality, there are a number of other residential detached dwellings with some variance between bungalows and two storey dwellings. Further visual variance is offered throughout the street scene with differing dwelling layouts and external facing materials.

The site is within the built-up area for Hassocks as defined in the District Plan (DP).

## **APPLICATION DETAILS**

The existing dormer to the southern roof slope, the brick built chimney, the single storey side lean to element and the brick walls to the front porch would all be demolished as part of the proposal.

The proposal would develop a two-storey extension to the south-western elevation which would measure at approximately 4.3m in depth, 8.3m wide, have a maximum eaves height of 5.7m and a ridge height of 7m high. In connection with this extension the existing single storey side projecting element to the southern elevation would be raised in height to circa 5.7m to the eaves and 7m high to the ridge with a barn hip. These extensions would be composed of facing brickwork, brick slips to the render panel and wood cladding to the walls, matching concrete roof tiles, white uPVC windows and doors.

Two new dormers would be added to both the eastern and western roof slopes of the above mentioned extensions. These dormers would each measure at approximately 0.9m in depth, 1.5m wide and 2.4m in maximum height. The dormers would comprise wood cladding, concrete roof tiles and white uPVC windows.

The existing dormer to the northern elevation would be extended as part of the development proposal. This would measure at circa 4m in depth, 1.6m wide and 1.5m in maximum external height.

Further alterations would be carried out including the recladding of the front gable to wood cladding. New oak cladding would be added to the porch and garage area. To the rear elevation a new log burner flue would be added. Furthermore, to the ground floor of the rear elevation, two new powder coated aluminium bi-fold doors would be added and the garage door window to the ground floor of the north elevation would be reduced in size. The proposal would also extend the existing rear patio area.

## **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:

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.

### **Neighbourhood Plan**

Hassocks Neighbourhood Plan (Made July 2020)

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

### *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 2, 8, 11, 39, 48, 131, 135 & 139.

## 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 Amenities
- Other Matters
- Biodiversity Net Gain

### Design and Character

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'*

Policy 9 of the Hassocks Neighbourhood Plans states that:

*'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:*

- Is of high quality design and layout;*
- Contributes positively to the private and public realm to create a sense of place;*
- Respects the character and scale of the surrounding buildings and landscape;*
- Protects open spaces and gardens that contribute to the character of the area;*
- Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- 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;*
- Creates safe, accessible and well connected environments;*
- Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- 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 elaborates further on what constitutes 'good design' in relation to side extensions:

*'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.'*

In terms of rear extensions, principle DG51 states:

*'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'*

With regard to loft conversions and roof extensions, Principle DG52 notes that:

*'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.'*

It is considered that the locality displays a relative degree of variance in the material palette, with some dwellings utilising more traditional styles such as mock Tudor whilst others use Horsham stone roofing. It

is considered that the application site currently displays a relatively modern appearance which includes render as well as white uPVC cladding.

The existing side element is considered to be of a reduced overall size, scale and massing when compared to the two storey projecting gable element. The proposed development would not only extend the footprint of this side element to the rear, but would also increase its overall height and massing. The proposed extension would be offset from the existing two storey elements ridge height by 0.4m and would utilise a barn hip roof style. Moreover, the proposed extension would match the eaves height of the existing gable element and is considered to relate well in this regard.

Two new dormers would be added to both the eastern and western roof slopes. These are considered to be of a small overall size and scale. The proposed new dormers would not likely dominate the roof slope and the use of the pitched design is considered to assimilate in with the existing.

With regard to the proposed dormer extension to the northern elevation, it is considered that this would be of an overall bulkier size and scale than the other proposed dormers to the eastern and western roof slopes. However, this would be an extension of an existing box dormer rather than an entirely new development. Furthermore, it is still considered that a substantial degree of the roof slope would be perceivable, albeit from an obscured angle from the street scene.

The existing white uPVC cladding to the front gable would be removed and replaced with wood cladding. Underneath to the front porch and garage, oak frames would be added which would give rise to a softer appearance than the existing brickwork currently displayed. It is considered that the use of the wood cladding and oak framing would be acceptable provided the relative degree of variance in materials throughout the streetscene.

To the rear elevation, a new log burner flue would be added which would be of a considerable height and would appear utilitarian. Nevertheless, it is considered that this would be set within a discrete position with regard to public views and the flue would largely be screened by the proposed extension.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policy 9 of the Hassocks Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

### **Impact on Neighbouring Amenities**

Policy 9 of the Hassocks Neighbourhood Plan states that proposals should not cause 'unacceptable harm' with regard to neighbouring amenity whereas policy DP26 of the MSDP 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.

Specifically, Policy 9 states that development will be supported where the proposal:

*'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'*

The proposed development would include two new rear dormers as well as a rooflight. The proposed rooflight is considered to be positioned at a high level which would serve light rather than offer outlook. Furthermore, this would serve a non-habitable bathroom.

The two proposed dormer windows to the rear (western) elevation would serve bedrooms. One window would be secondary whilst the other would be a primary bedroom window. Concern has been raised from nearby properties with regard to the potential overlooking impact should the mature rear boundary

foliage be removed. Whilst this foliage is not subject to any designation to protect against its removal, it is still considered that these proposed windows would be set at a substantial distance from the shared boundary. It is considered that the distance of circa 23m to the shared rear boundary and approximately 38m to the nearest rear neighbouring property would be sufficient to overcome an unacceptable overlooking and overbearing impact.

It is considered that the proposal would increase the properties overall bulk within a close proximity to the neighbouring property at Waterside to the south. The proposed extension would be sited at circa 2.1m at its closest point to the shared boundary as it tapers moving west. There is one ground floor side elevation window at Waterside which would face back out towards the proposed extension, however this serves a non-habitable en-suite and is finished in obscured glazing. When considering this coupled with the offset from the shared boundary, it is considered that the proposal would not give rise to an unduly unacceptable overbearing or overshadowing impact.

To the northern elevation the proposed dormer extension would include the addition of further windows which would serve two en-suites and a stairwell. It is considered that these windows would reflect the current level of outlook offered from the translucent dormer windows. Furthermore, the proposal would not serve any habitable rooms and it is therefore not considered that the proposal would result in an unacceptable overlooking impact.

At ground floor level, the existing single storey lean to element to the northern elevation would be demolished, thus providing outlook from the utility window at ground floor level. It is considered that views from this window to the neighbouring property would be obscured by the existing fence and would not be set at an elevated position. Accordingly, it is not considered that an unacceptable overlooking impact would be incurred in this regard.

Accordingly, the proposal is considered to comply with the provisions of Policy 9 of the Hassocks Neighbourhood Plan in terms of neighbouring amenities.

## **Sustainable design**

Policy 5 of the Hassocks Neighbourhood Plan states:

*'Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local impacts can be made acceptable'.*

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 it is not considered that this would warrant the refusal of the proposal.

## **Other Matters**

Concerns were raised with regard to the proposal affecting the outlook and sense of openness of neighbouring properties. It is considered that the right to a private view does not form a material planning consideration and as addressed within the neighbouring amenities section, the separation distance is considered to be sufficient to overcome an unacceptable overbearing impact.

It was also raised that the submitted plans did not show or reference an underground watercourse. The Council's GIS mapping system does not show any watercourses on site. However, there may be some underground drains which aren't accounted for. It is considered that this matter could be covered off under the building regulations phase of the development.

## **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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policies DP26 of the District Plan, Policy 9 of the Hassocks Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision:       Permission

Case Officer: Stefan Galyas