

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2939	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed wrap around single storey rear and side extension, enlargement of existing raised rear terrace. Addition of new 1.9 metre high screen fencing and trellis on northern garden boundary adjacent to flats at Heron Tye.		
Site:	52 Parklands Road, Hassocks, West Sussex, BN6 8JZ, , ,		
Validation Date	4 Dec 2024	Overall Expiry Date:	28 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Feb 2025
Target Date:	29 Jan 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	14 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2939

**52 Parklands Road, Hassocks, West Sussex, BN6 8JZ, , ,
Proposed wrap around single storey rear and side extension, enlargement of existing raised rear terrace. Addition of new 1.9 metre high screen fencing and trellis on northern garden boundary adjacent to flats at Heron Tye.
Mr And Mrs Sarah And David Todman**

SUMMARY OF REPRESENTATIONS

One representation received. This contains the following points:

- As the proposed fence offers some privacy for Heron Tye gardens I am less opposed to this application.
- No building materials or workmen should access the site from the Heron Tye car park.
- Access should be through No 52 Parklands Road to avoid daytime disturbance.

CONSULTATIONS

Flood and Drainage Team: Having reviewed the Flood Risk Assessment provided, we have no objection on flood risk grounds. Drainage proposals can be managed via building regulations and building control as necessary.

As an advisory, we would suggest the Applicant considers the resistance and resilience measures suggested within the EA advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

TOWN/PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council: 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

This application seeks planning permission for the construction of a wrap around single storey rear and side extension and the enlargement of an existing raised rear terrace at the rear of a terraced house at 52 Parklands Road in Hassocks.

This application follows recent applications for a rear extension at the property, detailed below.

RELEVANT PLANNING HISTORY

DM/24/2355. Variation of condition nos 2 and 3 relating to planning application DM/24/0714 - Change of bay to fixed window and steel post and sliding windows - removal of roof light in rear extension. Withdrawn December 2024.

DM/24/0714. Proposed single storey rear extension and rear deck. Amended Plans received 07.06.2024 showing reduced depth and reconfiguration of raised rear deck and addition of new screen fencing on northern garden boundary adjacent to flats at Heron Tye. Approved July 2024.

SITE AND SURROUNDINGS

No 52 Parklands Road is a mid terraced house located on the western side of the road, to the south of the village centre and within the built up area boundary of Hassocks.

The traditional square bay fronted property faces onto the road with a shallow front garden sited behind a low wall with open railings. The living accommodation has been extended into the loft space by the addition of a rear dormer.

The house is sited at the northern end of a terrace of five older style houses which is attached to the southern end of a more modern block of ten flats, known as Heron Tye. The house at No 52 benefits from a long, narrow rear garden which slopes down in a westerly direction from the house to a stream at the rear.

The rear garden adjoins the side boundary of the rear garden belonging to the neighbouring house at No 54 Parklands Road, to the south. There is a low boundary fence on the northern side garden boundary which adjoins the rear communal garden, drying and parking space, off a rear access road, serving the flats and a garage block at Heron Tye.

The stream at the bottom of the garden has an associated Flood Zone (2 and 3) along its route. In addition the lower section of the garden at No 52 falls within 1 in 30, 100 and 1000 year Surface Water Flooding zones extending from this stream.

APPLICATION DETAILS

The application seeks planning permission for extensions to the house with an enlarged external raised patio area. The submitted plans also show the addition of 1.9m high screen fencing with trellis on top along the northern garden boundary, which is sited next to the rear external amenity space for the flats at Herons Tye.

The proposed plans show the adaptation and extension of an existing small single storey projection at the rear of the house, which measures approx. 1.3m deep by 2.6m wide and benefits from a small tiled lean to roof. An internal wall is shown to be removed to accommodate the space into the kitchen. A new single storey addition (approx. 2m deep by 2.5m wide) is proposed to the rear of this to further enlarge the kitchen. This rear addition is shown on the submitted plans to have a projecting flat roof and walls that will be externally finished in vertical accoya timber cladding. A 1.6m wide by 1.2m high black framed picture window is proposed in the rear facing elevation of the extension. A triple framed window with horizontal sliding panes is shown in the north facing elevation of this addition.

A second single storey extension is proposed at the rear of the main part of the house, extending alongside the existing kitchen up to the northern site boundary. This side addition would infill the space between the two storey projection at Nos 52 and the solid brick two storey side wall of the adjacent flats.

The proposed side extension measures 1.8m wide by 4.4m deep (approx.). The submitted plans show that a lean to roofline would extend over this addition to join up with the lean to roof on the existing rear projection at the back of the house. Two glazed rooflight panels are shown to be constructed into the sloping standing seam roof slopes, which would extend over the new addition and also replace the tiled roof on the adapted rear projection.

The submitted plans show the adaptation of an existing window opening, which is sited in the rear wall of the house, to allow internal stepped access into the new side addition. A pair of French doors sited in the rear wall of the addition will allow access onto the extended paved patio area.

The removal of the existing external side wall of the kitchen will allow the formation of a large open plan room at the rear of the house, extending into the new extensions. The submitted plans are not annotated to show the purpose of the enlarged space.

The rear patio area would extend to a depth of 3m from the back wall of the rear extension and across the full garden width (approx. 4.7m). The edge of the raised terrace area would be enclosed by balustrade. The proposed plans show new steps located on the south western corner of the paved area to access the lower level of the garden.

Associated with the extension of the house are works to increase the height of the boundary fence on the northern boundary. The submitted plans show a 5m section of new boundary fencing is proposed to be installed to a total height of 1.9m, consisting of 1.5m high vertical timber panels with 0.4m high trellis above. The new fencing will extend to a depth of 3m from the back wall of the rear extension.

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

DP41 Flood Risk and Drainage

Site Allocations Development Plan Document

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 June 2020.

Policy 4 - Managing Surface Water

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

DPS4 Flood Risk and Drainage

DPS6 Health and Wellbeing

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)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Design
- Impact on residential amenities
- Sustainability
- Drainage and Flooding

Design

Policy DP26 in the District Plan is relevant in the determination of this application as it seeks to ensure that new extensions to buildings are well designed and reflect the distinctive character of their locality. It 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 DP29);*
- 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.'*

Also relevant in the determination of the application is 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 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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. The Council has adopted this Design Guide as a Supplementary Planning Document (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.

The Design Guide contains principles relevant in the consideration of extensions to residential dwellings. Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant 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 allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement 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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and

-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG51 refers to rear extensions and 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'.

The immediate neighbouring properties are No 54 Parklands Road and the flats at Heron Tye. No 54 has been altered and extended, with a two extension at the rear. There is also a raised terrace at the rear of that property, accessed from the rear of the house by full width opening bifold doors.

The proposed rear extension is not overlarge and will be inkeeping in design terms with other subordinate rear additions located on other houses on the terrace. The proposed side extension will form an infill addition alongside the existing rear two storey projection and the flats to the north. Being sited to the rear of the terrace the extensions will not be seen in public vantage points in the road. Views from the private rear amenity space and parking provision at the rear of the flats will be limited.

It is considered that the associated extended raised terrace will not impact adversely upon the overall character of the area. The majority of the rear garden will remain unaltered and the proposed enlarged terrace reflects others along the terrace. Consequently it is considered that the proposed extension and associated raised terrace will accord with Design Guide Principle DG51.

The proposal is considered acceptable as a subordinate extension to the house that will accord with District Plan Policy DP26, Neighbourhood Plan Policy 9 and the design principles set out in the Design Guide.

Impact upon neighbouring amenities

A representation has been received from a resident of the adjacent flats regarding privacy for the garden amenity space at Heron Tye, and also concerning access for the construction materials and workers.

The outdoor space immediately to the north of the garden boundary at No 52 contains rotary washing lines/ drying areas and some outside seating space for the occupiers of the flats at Heron Tye. There are also garages and parking spaces for the flats, with vehicular access off Parklands Road.

Any access rights are not a matter for consideration in the determination of this application, but are a matter for resolution between the respective parties.

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.

Part 6 of 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.

The proposed rear extension will extend 2m deeper than the two storey rear projection on the attached terraced house at No 54. The floor level in the extensions will be stepped down from the floor level in the main part of the house, which is raised relative to the lower rear garden. It is relevant that there is already a raised terraced area to the side and rear of the property. As a result of the proposed works this area will be extended to create a useable level area, with the resulting raised terrace similar to others at the rear of the terrace.

The existing rear private amenity space at No 52 is screened with solid close boarded fences on the side garden boundaries. These provide a reasonable degree of privacy between the existing rear garden for the immediate neighbouring property at Nos 54 and for the occupants of the flats at Herons Tye. The proposed addition of higher screen fencing along the northern boundary of the enlarged terrace will further increase the privacy for users of the extended terrace. It is considered that the enjoyment of the adjacent gardens and amenity spaces will not be compromised as a result of the proposed development. The proposal is therefore acceptable in terms of the neighbouring amenities.

The proposal is therefore found to accord with District Plan Policy DP26, Policy 9 of the Neighbourhood Plan and the overall principles of the Design Guide.

Sustainability

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 extensions will be constructed with modern materials. A renewable energy source has not been included within the proposal nor any other energy saving measures detailed. However, the development would need to meet building regulation standards and this is not considered that this would warrant the refusal of the proposal.

Drainage and Flooding

The property is located within an area which is susceptible to 1 in 30 year surface water flooding from the stream sited at the western boundary of the rear garden. The MSDC Drainage section has been consulted on this application and their comments are reported above.

District Plan Policy DP41 is relevant in determining this application. This 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.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

The preferred hierarchy of managing surface water drainage from any development is:

- 1. Infiltration Measures*
- 2. Attenuation and discharge to watercourses; and if these cannot be met,*
- 3. Discharge to surface water only sewers.*

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.'

Also relevant is Neighbourhood Plan Policy 4: Managing Surface Water, which states:

'Technical proposals which seek to reduce the risk of surface water flooding will be supported. Development proposals should seek to reduce existing run-off rates in the first instance.

Development proposals which incorporate sustainable drainage techniques to manage surface water will be supported. Where technically feasible sustainable drainage techniques should include infiltration measures that reflect natural drainage patterns and manage water as close to its source as possible.'

The application has been accompanied by a Flood Risk Assessment and this has been reviewed by the Council's Drainage Engineers. They have raised no objection to the proposed development on flood risk grounds.

An Informative is recommended to alert the applicants to the flood risk guidance contained within the Environment Agency standing advice for minor extensions.

The proposal therefore accords with the aims of District Plan Policy DP41 and Neighbourhood Plan Policy 4.

CONCLUSION

The design of the proposed single storey extensions and the related extended raised terrace are considered acceptable. The extensions represent modest and subordinate additions to the rear of the terraced house. The siting of the addition and raised terrace will not impact negatively upon the character and appearance of the area.

It is considered that the proposed rear extension and the related enlarged terrace will not adversely impinge upon the neighbouring amenities or privacy, aided by the heightened boundary fencing. The proposal accords with District Plan Policy DP26 and Policy 9 of the Hassocks Neighbourhood Plan and the relevant Design Guide Principles.

The application has been accompanied by the submission of a Flood Risk Assessment and this has been reviewed by the Council's Drainage Engineers. They have raised no objection to the proposed development on flood risk grounds, subject to the stated flood resistance and resilience measures being implemented. The proposal therefore accords with the aims of District Plan Policy DP41 and Neighbourhood Plan Policy 4.

This application is therefore recommended for approval.

Decision: Permission

Case Officer: Anna Tidey