

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1713	Case Officer:	Hamish Evans
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of condition nos 2 and 3 relating to planning application DM/25/0951 - to remove/ adjust the conditions relating to the choice of external materials.		
Site:	Delta, South Bank, Hassocks, West Sussex, BN6 8JP, , ,		
Validation Date	4 Jul 2025	Overall Expiry Date:	29 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Aug 2025
Target Date:	29 Aug 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	15 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1713

**Delta, South Bank, Hassocks, West Sussex, BN6 8JP, ,
Variation of condition nos 2 and 3 relating to planning application DM/25/0951 - to remove/ adjust
the conditions relating to the choice of external materials.
Ms Lucie Clark**

SUMMARY OF REPRESENTATIONS

No third-party representation letters have been received in response to this application.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council

Recommend approval.

INTRODUCTION

This application seeks permission, under section 73 of the Town and County Planning Act 1990, to vary conditions 2 and 3 of planning permission DM/25/0951 which was granted on the 29th March 2025 for a "Proposed garage conversion, alterations to the existing external materials, a single storey rear extension and creation of downstairs shower room." at Delta, South Bank, Hassocks.

RELEVANT PLANNING HISTORY

DM/25/0951 - Proposed garage conversion, alterations to the existing external materials, a single storey rear extension and creation of downstairs shower room. Permission.

SITE AND SURROUNDINGS

The application site is located within the built up area boundary of Hassocks and within a WSCC Archaeological Notification Area for a Roman Road. The existing dwelling is a two-storey detached four bedroom property which is characterised by bare brown brickwork walls, a mixture of brown clay roof tiles and grey felt roofing and a mixture of dark and white uPVC window and door frames. There is an existing attached garage to the rear of the dwelling which could accommodate two off-street parking spaces. There is also some four off-street parking spaces located within an area of hardstanding to the front of the existing garden.

The dwelling is accessed through a private lane which is located to the south and west of the existing dwelling. It leads to South Bank which is located to the south of the site. Residential properties are located to the east and west of the site and Keymer Road is located to the north of the site. Keymer Road is separated from the site by a significant tree line and there is no access from the site to Keymer Road. The dwellings within the surrounding area are detached and are characterised by a variety of external materials.

APPLICATION DETAILS

The application seeks to amend the plans and external materials approved under planning permission DM/25/0951 which was granted on the 29th March 2025 for a "Proposed garage conversion, alterations

to the existing external materials, a single storey rear extension and creation of downstairs shower room." at Delta, South Bank, Hassocks.

The proposed changes consist of replacing the previously permitted external materials which consisted of white render and cedar cladding with bare brickwork to match the external materials in the existing dwelling.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the Mid Sussex Site Allocations 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.

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.

Hassocks Neighbourhood Plan

The Hassocks Neighbourhood Plan was adopted June 2020

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the policies in the draft District Plan. 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.

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document

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)

Planning Practice Guidance

ASSESSMENT

The application is submitted under Section 73 of the Town and Country Planning Act 1990. The Act states that *"On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application."

The principle of the development has been established by virtue of the previous permission. As such it is only necessary to consider the specific changes that are proposed to the previously approved development. The proposed amendments consist of replacing the previously permitted external materials which consisted of white render and cedar cladding with bare brickwork to match the external materials in the existing dwelling.

Character and Design

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.'*

A similar ethos is contained within policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The proposed external materials will match the existing external materials used in the existing dwelling. Taking into account the above, the proposal is considered to address the character and scale of the surrounding buildings and landscape. Therefore the proposal complies with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

CONCLUSION

In conclusion the proposed alterations are considered to address the character and scale of the surrounding buildings and landscape. Therefore, the proposal complies with policies DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Decision: Permission

Case Officer: Hamish Evans