

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1620	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Demolition of existing conservatory and proposed single storey rear extension.		
Site:	3 Orchard Lane, Hassocks, West Sussex, BN6 8QE, , , ,		
Validation Date	8 Jul 2026	Overall Expiry Date:	30 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Aug 2026
Target Date:	2 Sep 2026	Recommending Officer Signature:	<i>Andrew Horrell</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	12 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1620

**3 Orchard Lane, Hassocks, West Sussex, BN6 8QE, , ,
Demolition of existing conservatory and proposed single storey rear extension.
Mr Stephen Bryant**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

MSDC Environmental Protection: No objection

HASSOCKS PARISH COUNCIL OBSERVATIONS

The committee recommend that permission is granted.

INTRODUCTION

The application seeks planning permission for the demolition of existing conservatory and the erection of a proposed single storey rear extension.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

3 Orchard Lane is a link detached hipped roofed bungalow. The walls are a mix of face brickwork and pebbledash render with uPVC doors and windows. The dwelling is characterised by an existing rear uPVC conservatory and canopy.

To the north of the site is the set forward No.1, to the south of the site is No.5 which is linked by garage, to the east of the site is the driveway to highway beyond and to the west is the rear garden with closes boarded fencing to neighbours in Grand Avenue beyond.

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

APPLICATION DETAILS

The existing flat roofed conservatory to be removed measures some 4m in depth, 4.2m in width, with an overall height of 2.85m.

The existing flat roofed rear canopy to be removed measures some 1.5m in depth, 3m in width with an overall height of 2.85m.

The proposed single storey rear extension serves the dining room measures some 4.15m in depth, 4.6m in width with a height to eaves of 2.5m and an overall height of 4.35m.

The proposed single storey flat roofed rear extension serving the kitchen measures some 3.825m in depth, 2.25m in width with a height of 2.75m.

External alterations include the installation of a rear door serving the existing attached garage.

Internal alterations include the creation of a utility room TV room and music room with bedroom 1 moved to the front to replace living room.

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 Site Allocations Development Plan Document 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 in 2018. The most relevant policy is:

DP26 - Character and Design
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 is made so forms part of the development plan. The most relevant policies are:

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 hearings were concluded on 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:

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 is a material consideration. Paragraphs 8, 131 and 135 are considered to be particularly relevant to this application.

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;
- Sustainable Design;
- Impact on neighbouring residential amenity; and
- 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.'*

Policy 9 of the Neighbourhood Plan is a similar criteria based policy and 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:

- 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.'*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

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

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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 property forms the middle bungalow of a line of three properties of similar design and form. Rear extensions characterise the streetscene. The proposed rear extensions are not visible from the streetscene, would be subservient to the existing dwelling with sympathetic materials proposed.

Consequently, the proposal is considered to accord with District Plan Policy DP26, Neighbourhood Plan Policy 9 and the design principles set out in the Design Guide

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'.

The proposed rear extension would be constructed in materials to match the existing dwelling. 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.

Impact on residential amenity

In residential amenity terms, the test of development from Policy DP26 of the District Plan is whether or not it causes 'significant harm' to neighbouring amenity. Policy 9 of the Neighbourhood Plan however refers to development not causing '*unacceptable harm*' to residents.

In residential amenity terms, the test of development here is whether or not it causes '*unacceptable harm*' to neighbouring amenity as per Policy 9. 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. The 'unacceptable harm' test of the Neighbourhood Plan adopted in 2020 is therefore the correct test to apply in this case.

Given the extended nature of Nos 1 and 5 Orchard Lane and the inset nature of the extensions mean that outlook and light will not be unacceptably harmed.

As single storey in nature the level of overlooking and loss of privacy will not be unacceptably harmful and would be no more than expected within the built up area.

It is therefore, considered to comply with the above-mentioned part of policy DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

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

The proposed development is deemed acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not have a harmful impact upon the character of the area. Nor is the proposal considered to have an unacceptable impact upon neighbouring amenities.

The proposal therefore accords with policies DP26 and DP39 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell