

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0754	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Proposed replacement of existing garage with new outbuilding to include laundry, storage, W.C. and office. New permeable gravel drive for parking a car. New native hedge planting.		
Site:	Land Opposite 26 Lodge Lane, Lodge Lane, Hassocks, West Sussex, , , ,		
Validation Date	20 Mar 2025	Overall Expiry Date:	17 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Feb 2026
Target Date:	15 May 2025	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	Stephen Ashdown	Date:	19 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0754

**Land Opposite 26 Lodge Lane, Lodge Lane, Hassocks, West Sussex, , ,
Proposed replacement of existing garage with new outbuilding to include laundry, storage, W.C.
and office. New permeable gravel drive for parking a car. New native hedge planting.
Mr And Mrs Wakeham**

REPRESENTATION RECEIVED

Two letters of representation have been received from neighbouring properties which raise the following concerns:

- Disruption to existing parking and rights of way during the proposed works
- No details as to whether the overhead lines require alteration
- Create congestion due to expanded use of the proposed building
- Impact on wildlife due to potential loss of existing native hedging to the front of the site during construction
- Property is currently let out as a holiday let
- Could create new guest accommodation, negative impact on the character of the lane and further congestion
- Unclear for the need of additional parking
- No information as to how permeable the gravel parking area would be, impact on additional surface water runoff and flooding
- Lodge Lane is at a high risk of flooding and have been instances of flooding and surface water
- Previous withdrawn application at No. 26 Lodge Lane, due to impact on the character and appearance of the area (DM/19/1368) (*Officer Comments: This application relates to an extension to the dwellinghouse, which differs significantly to the current application*)
- Impact on infrastructure of the local utilities such as sewage system
- Precedent for new dwelling on the site (*Officer Comments: Each application is considered on its own planning merits against the relevant development plan*)

SUMMARY OF CONSULTEES

Southern Water - advice given

Flood Risk and Drainage Team - No objection following the submission of further information

PARISH COUNCIL OBSERVATIONS

Recommend Approval. Subject to a condition that the new building remains ancillary to the main dwelling and cannot be converted into residential accommodation without a full application.

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

The application seeks planning permission for the replacement of existing garage with new outbuilding to include laundry, storage, W.C. and office. New permeable gravel drive for parking a car. New native hedge planting.

RELEVANT PLANNING HISTORY

DM/19/1368 - Removal of existing chimney and erection of a first floor side extension over existing single storey side extension. New conservation roof window inside hip to existing roof. New block paved car parking space to front. New french doors to north elevation and new window to west elevation.
Withdrawn

DM/19/2544 - First floor side extension over existing ground floor. New paving on courtyard garden and front parking space. Permission

SITE AND SURROUNDINGS

The application site is located off the western side of Lodge Lane and is accessed off the main highway by a shared access road. The site is within the built up area boundary of Hassocks.

The site comprises of a single garage and area of open land to the east which is used incidentally to No. 26 Lodge Lane to the north of the site.

The immediate locality of the site is characterised by dwellings of varying designs and forms positioned around the shared access road with off street parking and front boundary planting.

The site is located within the setting of the Keymer Conservation Area with the boundaries running along the eastern boundaries of No.s 26B and 24 Lodge Lane, across the access road and along the boundary between the application site and No. 28 Lodge Lane.

APPLICATION DETAILS

The proposed building would be positioned in a similar location to the existing garage it would replace. The building would have an 'L' shape footprint with an overall width and depth of approximately 7 metres respectively. The building would have a pitched hipped roof with an overall height and eaves height of some 3 metres and 2.2 metres.

The proposed building would consist of an office, W.C. and laundry area.

The proposal would be accompanied by the removal of the existing summer house with a parking area and additional planting.

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, Hassocks Neighbourhood Plan and Site Allocation DPD.

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 - Character and Design
DP35 - Conservation Area
DP41 - Flood Risk and Drainage

Mid Sussex Site Allocations Document (DPD)

Site Allocations Development Plan Document as adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs 2031.

There are no policies deemed relevant to this application.

Hassocks Neighbourhood Plan (made June 2020)

Relevant policies:

Policy 5 - Enabling Zero Carbon
Policy 9 - 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.

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 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:

DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
DPB1 - Character and Design
DPB2 - Listed Buildings and Other Heritage Assets

National Planning Policy Framework (NPPF) (December 2024)

National Planning Policy Guidance

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 the Setting of the Conservation Area
- Impact on neighbouring properties
- Impact on Parking Provision
- Flood Risk and Drainage
- Other Matters
- 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."*

Hassocks Neighbourhood Plan Policy 9 states:

'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 requires all development to be of high quality design.

The proposal would be of a design, form and scale that is in proportion and appropriate to the character of the property. The proposed building would be located on an area of land separate from the dwellinghouse and visible from the shared access road. Although physically separate the land has the appearance of a residential amenity area, with an existing single garage and parking area and summer house. Due to this and the incidental appearance of the proposed building the application would maintain the existing character of the site. It is considered that the proposal would reflect the character and scale of the existing property and the character of the locality.

Impact on the Setting of the Conservation Area

Paras 208, 210-213 and 215 of the NPPF state:

'208. Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal of heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

'210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Mid Sussex District Plan policy DP35 states: *'Development will also protect the setting of the conservation area and in particular views into and out of the area.'*

Principle DG11 of the Mid Sussex Design Guide states: *'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.'*

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric. There may be potential to introduce a new character / development form and massing:

- *On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.*
- *In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'*

The proposal would be located within the sitting the Keymer Conservation Area, with the boundary to the east of the site along the boundary with No. 28 Lodge Lane and extends around the properties on the northern side of the shared access road.

Given the existing character and appearance of the site, along with the existing garage, it is considered that the proposal would protect the setting of the Conservation Area. It is noted that the proposal would include solar panels to the roof slopes of the building along with additional planting. To ensure that these details are appropriate and protect the setting of the Conservation Area these details shall be secured by conditions.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan seeks to ensure that development *'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).'*

Policy 9 of the Hassocks Neighbourhood Plan states that proposals will be supported when 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.'*

Policy 9 states that proposals should not "unacceptable harm" amenities of existing nearby residents and future occupants whereas policy DP26 of the MSDP states that development should not cause "significant harm". 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.

To the east of the site is No. 28 Lodge Lane, which is set away from the site with the existing garage of this neighbouring property in between. To the southern are No.s 107 and 105 Dale Avenue, these dwellinghouses are some 17 metres from the application site. On the western side is Lodge House, which is set away from the site with its garage in between. North of the site, attached to the application dwellinghouse, is No. 24 Lodge Lane which is separated from the site by the shared access road.

Given the scale of the proposal in relation to the existing relationship with neighbouring properties it is considered that the proposal would not cause unacceptable harm to neighbouring amenity.

Impact on Parking Provision

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 2 bedroom dwelling in this location 1.7 parking spaces have to be provided.

The proposal would result in the loss of the existing single garage, with the loss of the parking space mitigated by the provision of a new off street parking space. The property also has an additional space to the front of the dwellinghouse, resulting in 2 parking spaces for the property.

It is therefore considered that the proposal would not result in a detrimental impact on the parking provision of the property and complies with policy DP21 of the Mid Sussex District Plan and WSCC Parking Standards Guidance.

Flood Risk and Drainage

The proposed development is within flood zone 2 and 3 and it has been demonstrated within the submitted Flood Risk Assessment that the proposal would be located outside of flood zone 3b (functional floodplain) for both fluvial and surface water flood risk.

The Council's Drainage Engineer has been consulted on the scheme and they raise no objection to the proposal subject to compliance with the flood mitigation and resilience measures set out. They also recommend that the applicant considers additional resistance and resilience measures as outlined within the Environment Agency Standing Advice.

Southern Water have also provided comments on the application and raise no objection.

Overall, it is considered that the proposal would not cause an unacceptable risk to flooding. The proposal is thereby considered to comply with policy DP41 of the District Plan.

Other matters

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 proposal relates to alterations to an existing dwellinghouse which would be constructed in materials appropriate to the existing dwelling. A renewable energy source has not been included within the proposal nor any other energy saving measures, however it is not considered that this would warrant the refusal of the proposal.

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

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would protect the setting of the Conservation Area, would not cause unacceptable harm the amenities of neighbouring properties and acceptable in terms of flood risk and drainage and parking provision. Therefore, the proposal complies with Mid Sussex District Plan policies DP21, DP26, DP35, and DP41, policies 5 and 9 of the Hassocks Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Katherine Williams