

PLANNING STATEMENT

IN RELATION TO:

***‘Proposed new residential development comprising of 1 No.
Bedroom detached self-build dwelling by change of use
conversion of the existing garage on garden land of the existing
property’***

**Land at No. 36 Kings Drive,
Hassocks, BN6 8DZ**

December 2025

1.0 INTRODUCTION

- 1.1 This Planning Application is submitted to the Local Authority for planning permission for the change of use conversion of the existing garage to that of 1 No. bed detached self-build bungalow dwelling. The existing access arrangements will be retained to serve the new dwelling.
- 1.2 This Planning Statement is submitted in support of the above detailed planning application. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations.
- 1.3 This statement should be read in conjunction with the package of application drawings, which have been prepared by Paul Designs.
- 1.4 The application is also accompanied by the following technical reports:-
 - Flood Risk Assessment
 - Self-build Statement, completed by the Applicants.

2.0 SITE CIRCUMSTANCES

- 2.1 The Application site comprises a detached double garage situated on residential garden land to the rear of No. 36 Kings Drive.
- 2.2 The site is located centrally within Hassocks village, within the built up area boundary and a short walk (3-4 minute) from all necessary daily services and facilities including shops, cafes and amenities along the High Street.
- 2.3 The garage sits in line with the existing established building line of the street. And comprises a brick face building, with the front elevation incorporating a large white metal garage door and a low-pitched pan tile roof. Which sits lower than the surrounding residential properties.
- 2.4 At the front of the site is a block paved driveway with dropped curb onto Kings Drive that has space for parking two vehicles. To the rear of the garage is a paved patio area and grass lawn.
- 2.5 The site is located in a residential area, with residential dwellings surrounding the site on all boundaries.
- 2.6 The neighbouring properties on Kings Drive are predominantly a mix of semi-detached houses and detached & Semi-detached bungalows, with many of the houses dating from the 1930s. Many have been extended or remodelled over time. With the exteriors being finished in either brick, part brick, part render and full render finishes.
- 2.7 In terms of access, the site is currently accessed from Kings Drive Road that merges into Queens Drive. This leads onto Grand Avenue which has a number of bus stops, with further bus stops available on the High Street to the south connecting the site to the surrounding towns of Ditching, Hurstpierpoint, Burgess Hill and Brighton. The closest train station to the site is Hassocks approximately 0.5 miles from the site, this can be reached by foot in approximate 10 mins and bicycle in approximately 2 mins, alternately by bus or car and provides a regular service to Brighton, London and Gatwick Airport. This in combination with the proximity of local facilities and services results in the site being in an extremely sustainable location.

- 2.8 The Gov.uk Flood Map for Planning online resource confirms that the Site is located within Flood Zone 1 as designated by the Environment Agency, meaning the site has the lowest risk of flooding from rivers and the sea. In addition, this same resource also advises that the site and immediate surrounding area is not at risk from flooding from surface water.
- 2.9 According to the Council's TPO map, there are no tree protection orders near to the site.
- 2.10 It is understood that there are no Listed Buildings located within the vicinity of the site. The Site is also outside and not appreciable close to any Conservation Area.
- 2.11 The application site is located within the built up area boundary of Hassocks. Its location is therefore deemed to be in a sustainable location and will therefore comply with Policies DP4 and DP6 of the MSDC development plan and is therefore designated as sustainable location in planning policy terms.

3.0 PLANNING POLICY

(i) National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) was originally published in 2012, and has been subject to a number of revisions subsequently, with the most recent version being published on 12th December 2024.
- 3.2 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.3 The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *“at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”* (taken from Resolution 42/187 of the United Nations). However, at paragraph 8 the Framework sets out that in planning terms, and in order to achieve sustainable development there are *“three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”*. These objectives are economic, social and environmental, which *“should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”* (paragraph 9).
- 3.4 Paragraph 11 is an important element of the NPPF. It states that: *“Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.*

3.5 Paragraph 12 confirms that *“the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.*

3.6 Paragraph 14 is relevant in this case. It states *“In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70);*

3.7 Section 4 of the Plan refers to Decision Making. At paragraph 39 of the Framework, it sets out that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.*

- 3.8 The Framework also sets out that there are only limited circumstances where decision-makers should give weight to policies in emerging plans, and generally *“refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan”* (paragraph 51).
- 3.9 Section 5 relates to delivering a sufficient supply of homes. It reiterates at paragraph 61 that the Government’s objective is to significantly boost the supply of new homes. Paragraph 65 confirms that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
- 3.10 Paragraph 72 states that *“strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
a) specific, deliverable sites for five years following the intended date of adoption; and
b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period”.
- 3.11 Paragraph 73 continues *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*
a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
c) use tools such as area-wide design assessments, permission in principle and Local

Development Orders to help bring small and medium sized sites forward;

d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes”.

3.12 Paragraph 74-75 note that *“neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area....Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”.*

3.13 With regard to housing supply, paragraph 78 states that *“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. ³⁹ The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been significant under delivery ⁴⁰ of housing over the previous three years, to improve the prospect of achieving the planned supply; or

c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework ⁴¹ , and whose annual average housing requirement ⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance”.

- 3.14 Paragraph 82 states that in rural areas *“planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing”*.
- 3.15 it goes on to state at paragraph 83 that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*.
- 3.16 Section 9 discusses promoting sustainable transport, including the need to support opportunities, and give priority to walking, cycling and public transport, in addition to creating places that are safe, accessible, address the needs of people with disabilities, and are designed to enable charging of plug-in and other ultra-low emission vehicles.
- 3.17 At paragraph 110 the Framework confirms that *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”*.
- 3.18 Paragraph 113 sets out that *“Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport”*.
- 3.19 Paragraph 115 confirms that the main considerations in transport terms when determining specific planning applications is that proposals should provide:
- “(a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;*
 - (b) safe and suitable access to the site can be achieved for all users;*
 - (c) the design of streets, parking areas, other transport elements and the content of*

associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code ⁴⁸; and

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach”.

3.20 At paragraph 116, the framework also confirms that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.*

3.21 Section 11 is entitled ‘Making effective use of land’. Paragraph 119 confirms that *““planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”.*

3.22 Paragraph 125 sets out that decision makers are required to give regard to benefits of development, including environmental gains, and should *“(c) give substantial weight to the value of using suitable brownfield land within settlements for homes ...[and] (d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively...”.*

3.23 Paragraph 127 states that *“decisions need to reflect changes in the demand for land.... applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area”.*

3.24 Paragraph 129 discusses the need to achieve appropriate densities. Account needs to be given to the identified need for different types of housing and the availability of land suitable for accommodating it, local market conditions, sustainability, existing character and setting, and *“the importance of securing well-designed, attractive and healthy places.”*

3.25 Paragraph 130 states that *“Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land*

for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site...local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”.

3.26 Section 12 refers to achieving well-designed and beautiful places. Paragraph 131 states *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development...”*.

3.27 Paragraph 135 sets out that *“decisions should ensure that developments:*

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

- 3.28 Paragraph 136 notes that *“trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.*
- 3.29 Paragraph 139 confirms that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes”.*
- 3.30 Further parts of the Framework that are of particular note include Section 14, which relates to meeting the challenge of climate change, flooding and coastal change and section 16 which relates to conserving and enhancing the historic environment.
- (ii) **The District Plan 2014 - 2031**
- 3.31 The District Plan was adopted March 2018 and forms part of the Development Plan against which this application will be assessed and determined. However, the Plan is now in excess of 5 years old. Paragraph 34 of the NPPF states that *“policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every 5 years, and should then be updated as necessary . Reviews should be completed no later than 5 years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every 5 years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future”.*
- 3.32 **Policy DP4** is the Council’s general housing policy. It sets out that an average of 876 dwellings are required per annum until 2023/24, after which the need increases to 1,090 per annum until 2030/31.

- 3.33 **Policy DP6** of the District Plan relates to Settlement Hierarchy and designates both Hassocks and Hurstpierpoint as category 2 Settlements, which are described as *“larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport”*.
- 3.34 **Policy DP26** relates to Character and Design and states that *“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 DP29);*
 - 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”*.

3.35 The following policies are also considered of relevance:-

- **Policy DP1:** Sustainable Economic Development
- **Policy DP5:** Planning to Meet Future Housing Need
- **Policy DP13:** Preventing Coalescence
- **Policy DP21:** Transport Policy
- **Policy DP27:** Dwelling Space Standards
- **Policy DP28:** Accessibility
- **Policy DP39:** Sustainable Design and Construction Policy
- **Policy DP40:** Renewable Energy Schemes
- **Policy DP41:** Flood Risk and Drainage

(iii) **Neighbourhood Plan**

3.36 The Hassocks Neighbourhood Plan was made on the 24th June 2020 and forms part of the development plan.

3.37 The relevant policies in this case are understood to be as follows:

- **Policy 4** (Managing Surface Water),
- **Policy 5** (Enabling Zero Carbon),
- **Policy 9** (Character and Design),
- **Policy 14** (Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks).

(iv) **Mid Sussex Design Guide Supplementary Planning Document (SPD)**

3.38 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.

(v) **Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)**

3.39 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.

- 3.40 The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024.
- 3.41 Most recently on 4th April 2025, the Inspector wrote to the Council with her Stage 1 findings, and concluded that the Council have failed the duty to cooperate , noting that *“the presence of constraints does not obviate the necessity for MSDC to explore the possibilities of doing more to help address the unmet needs of the wider sub-region. The failure here is that the Council has not adequately considered the requests of its neighbours – namely Crawley, Horsham and Brighton and Hove, in a constructive, active and ongoing way. The Council has, consequently, not maximised the effectiveness of plan preparation... there are two options open to the Council, either to withdraw the Plan from examination or to ask that I write a report of my conclusions. I should say that the latter would involve further expense, and that the contents of the report would likely be very similar to this letter.”*
- 3.42 We are aware that there is ongoing correspondence between the Council, the Government and the Planning Inspectorate in respect of this matter. As it stands today, the draft Plan has not been withdrawn.
- 3.43 **However, given the Inspector’s findings, we consider that no weight can be given to the draft Plan, and this Planning Application should therefore be assessed against the policies of the adopted District Plan, the Neighbourhood Plan, the NPPF, and other relevant planning guidance.**

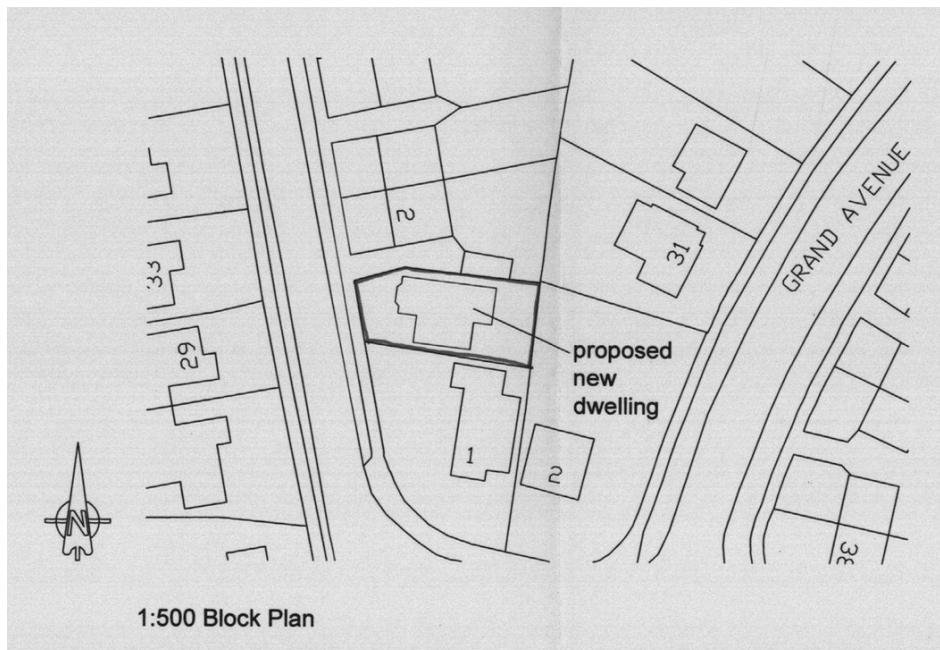
(i) Application Site

4.1 According to the Council's online planning records, No. 36 Kings Drive as the following planning history:-

- **Planning ref: DM/24/2689:** Extension and alteration to existing garage, including new pitched roof. **Approved 10th March 2025**

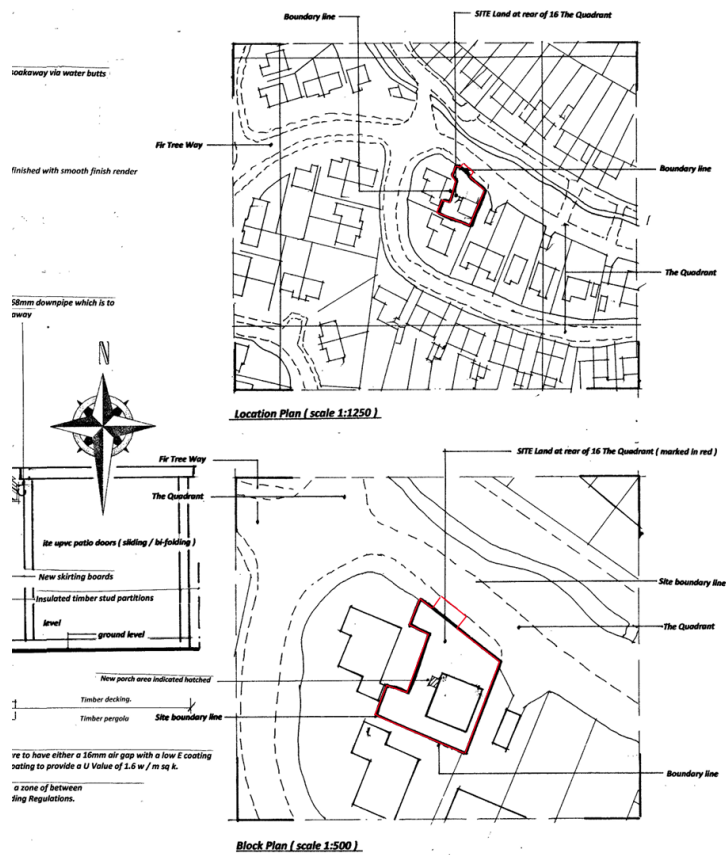
Nearby Sites

- "No. 1 The Close" has been granted planning permission for the erection of 1 No. self-build dwelling house (**now called 2a Kings Drive - ref: 10/00464/FUL**). Approved by the council on the 30th Mar 2010

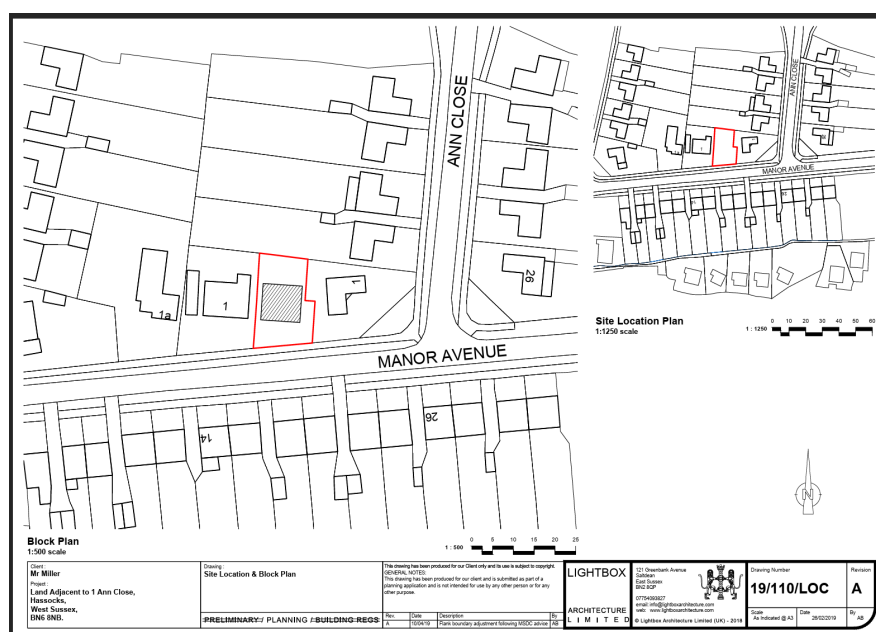


- 16A The Quadrant Hassocks has recently been granted planning permission for *the (Retrospective change of use of existing double garage to a one bedroom detached dwelling which has had the addition of new windows, doors and rendering and the addition of a new porch as well as new pergola and decking. Ref: DM/24/2612)*, which was Approved and granted permission by the council on Tue 28 Jan 2025.

Prior to this the site was formerly Garden Land at the Rear Of 16 The Quadrant Hassocks West Sussex BN6 8BP, which under the planning application (**Ref: DM/20/3160 - Proposed change of use - conversion of existing double garage into a one bedroom holiday let.**) Was Approved and granted Permission from the council on Fri 20 Nov 2020

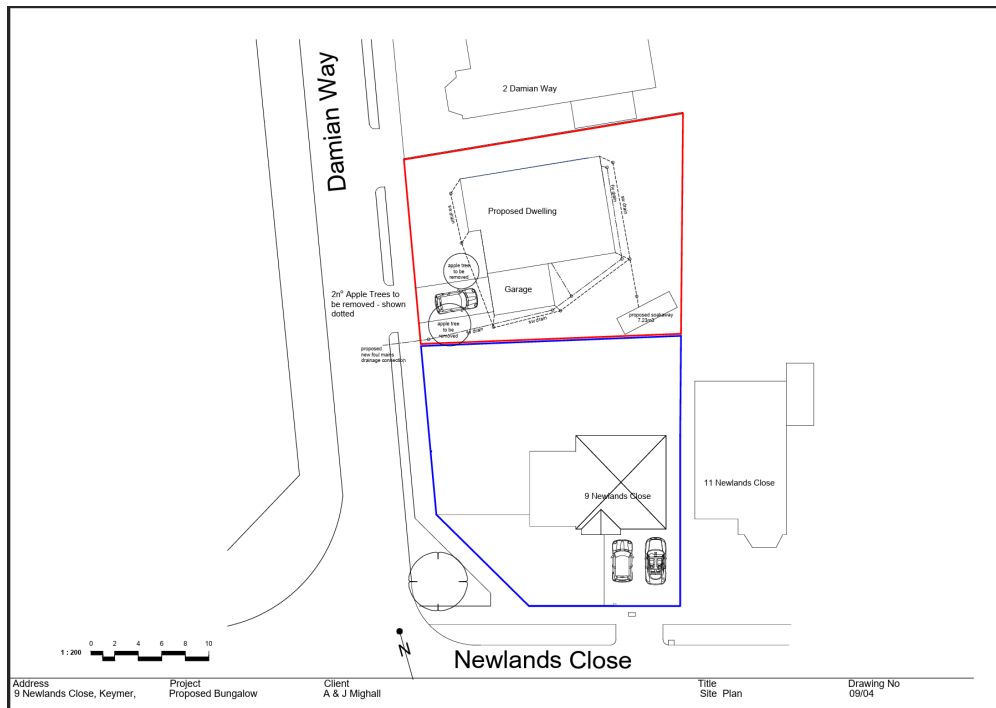


- There is also a recent permission (**planning ref: DM/19/1008**) for a new dwelling adjacent to No.1 Ann Cose Hassocks. This was approved by the District Council on 8th May 2019.



- There is also a recent permission (**planning ref: DM/20/3394**) for Removal of existing single garage and erection of 3 bedroom bungalow at land to the rear of 9

Newlands Close. (**Amendments to previously approved DM/20/1642**) This was approved by the District Council on 17th Feb 2023 with Application **DM/20/1642** approved by the council on 13th July 2020



5.0 THE PROPOSAL (Including Design & Access Statement)

5.1 This development proposal is for the change of use of the existing detached double garage on the site to form a 1 bed dwelling.

5.2 Use

The proposal will create a new residential dwelling in C3 use class. The existing garaging forms a part of the existing dwelling at No.36, and the land already falls within the C3 use class.

5.3 Amount

The proposals include:

- a) The conversion of the existing detached garaging.
- c) The retention of the existing driveway entrance and parking area.
- d) Associated Hard & Soft landscaping works.

5.4 Layout

The layout of the existing garaging and its site context can be viewed on the accompanying existing plan and elevation drawings.

5.5 The ground floor layout of the proposed dwelling provides well-proportioned accommodation, with a bedroom, bathroom and open planned Kitchen, dining and living room. This living space provides access to a garden via its bi-folding doors.

5.6 This has been designed to be fully compliant and meet and exceed the Nationally Described Space standards and the provision of sizes of rooms and storage.

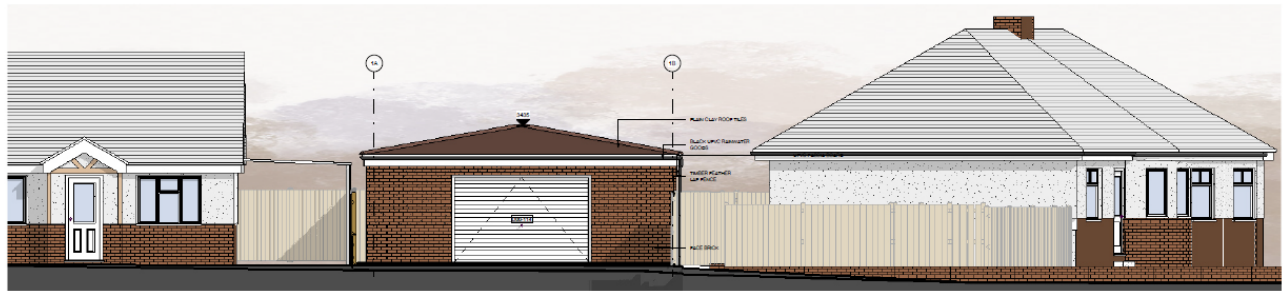
5.7 Scale

In order to facilitate the proposed development. It is proposed to convert the existing garage by retaining the existing footprint and roof structure of the building. Meaning that the existing height and mass of the building will remain the same.

5.8 Appearance

The proposed dwelling will present a modest appearance change to the front elevation facing the Kings Drive road. The only visible aesthetic change to the building from the

existing street scene will be the replacement of the white double garage door with a standard UK UPVC front door and two standard UK UPVC windows. Matching the neighbouring property and host dwelling. Show below is an example of the proposed changes on the street scene.



1 | Current North Elevation Street Scene
1 : 50



2 | Proposed North Elevation
1 : 50

5.9 Access

The planning proposal will utilize the existing access to the site. As detailed on the submitted Block and Location Plan. The host dwelling is served by a separate access point. This arrangement will remain unchanged.

5.10 The front of the property and garage area feature a retained, block-paved driveway made of permeable/porous material. This area provides level access to the front entrance door and accommodates off-street parking for two vehicles.

5.11 Parking: A total of two car parking spaces are provided on the front block-paved driveway. A check on Mid Sussex parking calculator for new builds confirms this is a sufficient car parking allowance for a 1 bed property.

5.12 Lighting: Exterior low-energy lighting will be installed to illuminate the main front entrance door and the access path.

5.13 Storage: A secure, lockable cycle storage container will be situated on the block-paved driveway.

5.14 Level Access and Entry

The property design prioritizes accessibility with level access provided throughout the ground floor, linking the internal living spaces seamlessly. Specifically, the block-paved driveway transitions directly to the front entrance door. This same level access configuration continues to the rear via the patio doors, ensuring a smooth threshold entry and exit at all external doors.

5.15 Building Regulation Compliance

To meet accessibility standards, all doorways, corridor widths, and floor levels comply fully with Part M of the Building Regulations (Access to and use of buildings).

5.16 Waste & Recycling

The proposals include provision for a dedicated area at the front of the property to provide an off-street location for a covered bin storage, accommodating local authority-supplied refuse and recycling containers for both landfill waste and recycling, as well as green waste.

5.17 Foul Water

It is proposed that the Foul Water is dealt with by way of connecting into the existing sewer system that serves the host dwelling No.36.

5.18 Surface Water

Surface Water is dealt with using the existing infrastructure on site as there is no enlargement in the footprint of the building. Further details of this are explained in the accompanying Flood Risk Assessment.

5.19 Landscaping

Finally, the development proposal will include hard and soft landscaping works.

5.20 Rear Garden Area

The existing rear garden is designed for usability and low maintenance, comprising a level patio area directly outside the living room bi-fold doors and a grass lawn, which are both being retained in their current configuration.

Boundary Treatments and Privacy

- 5.21 The established boundary fencing currently separating the site from adjoining neighbours will remain, providing immediate, natural screening and privacy. The introduction of a new close-board timber fencing boundary between the host dwelling No. 36 and the new dwelling will be installed to ensure clear ownership lines and immediate, privacy. This will be softened visually by planting various new shrubs and climbing plants along the base.
- 5.22 A dedicated flower/shrub planting bed, constructed with timber sleepers, runs partly along the boundary fence and will be planted with various shrubs to further enhance the green screening effect.

Sustainability Statement

- 5.23 The proposals have been developed to ensure the proposed dwelling achieves a very high level of sustainability primarily through its low energy use. It is envisaged the following will be incorporated:
- The thermal performance of the new building fabric will far exceed the standards determined by Building Regulations Part L.
 - High performance double-glazed windows and doors with gas-filled cavities.
 - The installation of low energy light fittings throughout the property, to reduce electricity consumption
 - The provision of an electric car charging point, to encourage the use of electric vehicles.

Conclusion

- 5.24 By virtue of its design and detailing, the proposed conversion to a dwelling demonstrates an exceptionally high standard of design. The proposals will result in a building of strong architectural merit that seamlessly fits into the established street scene.

The following can be concluded:

- 5.25 The proposed dwelling is sensitive in its scale, adopting the fabric of the existing building. The design reflects the character of the existing street scene. The proposed dwelling remains subservient to the neighbouring properties.
- 5.26 The proposed dwelling will not affect the amenity of the neighbouring occupiers owing to its positioning within the site, and the proposed screening to supplement, and complement, the existing boundary treatments.
- 5.27 The proposed dwelling will be highly sustainable in both its construction and in its energy use, through the adoption of a 'fabric first' approach.
- 5.28 The proposed hard and soft landscaping works, including works to the existing driveway and parking area, along with sensitive planting, will greatly enhance its setting and protect the character and integrity of the street scene.

6. PLANNING ASSESSMENT

Principle of Development

- 6.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 states that *“in dealing with such an application the authority shall have regard to:*
- a) The provisions of the development plan, so far as material to application,*
 - b) Any local finance considerations, so far as material to the application, and*
 - c) Any other material considerations.”*
- 6.2 Section 38(6) Planning and Compulsory Purchase Act 2004 states that *“if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*
- 6.3 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.
- 6.4 Using this as the starting point, the development plan in this part of Mid Sussex consists of the Mid Sussex District Plan and the Hassocks Neighbourhood Plan.
- 6.5 We are aware of a housing scheme recently determined at Appeal (Public Inquiry), for a site at Scamps Hill in Lindfield (**planning ref: DM/24/0446; appeal ref: APP/D3830/W/24/3350075**). At this time, the Inspector considered the issue of Housing Land Supply, noting that *“the Council suggest they have 3.38 years housing land supply, whereas the Appellant suggests it is 2.41 years. The variation is due to the differences in anticipated delivery of various large sites. However, as both parties agreed to describe the shortfall as significant, the issue was not contested at the Inquiry”*. **It is therefore clear that at this time, MSDC are unable to demonstrate a five year housing land supply.**

- 6.6 This point is confirmed by the Council within their recent decision on Twinham, 34 Hurst Road **DM/25/0310** where they stated that *“having regard to the above, while the Council has performed excellently in respect of the Housing Delivery Test, a new standard method formula was published alongside the NPPF which gives Mid Sussex a significantly higher housing requirement than the current District Plan. As a result, and having regard for the need for an appropriate buffer, the Council is unable to demonstrate a five year supply of deliverable housing sites as per the requirements of paragraph 78 of the NPPF”*.
- 6.7 This point is further confirmed by the Council within their recent publication of **Position Statement 1: Delivering Sustainable Development In Mid Sussex December 2025**, where in Paragraph 2.11 the council states the following:
“As the Council can no longer demonstrate a five-year supply of housing, NPPF paragraph 11d, footnote 8 indicates that policies that affect the supply of housing may be considered out of date. This reduces the weight that may be given to such policies and engages the ‘tilted balance’ in decision making. Appendix A sets out the weight that the Council applies to its adopted policies.”
- 6.8 The presumption in favour of sustainable development is therefore engaged, and paragraph 11(d) of the NPPF applies. The policies most relevant to new housing are out of date, and permission should be granted for new housing unless: *“i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
iii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.
- 6.9 **Policy DP15** specifically relates to new homes in the countryside and states in part that: *“Provided that they would not be in conflict with Policy DP12: Protection and Enhancement of the Countryside, new homes in the countryside will be permitted where special justification exists.*

Special justification is defined as:

- *Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or*
- *In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or*
- *Affordable housing in accordance with Policy DP32: Rural Exception Sites; or*
- *The proposed development meets the requirements of Policy DP6: Settlement Hierarchy”.*

6.10 **Policy DP6** of the District Plan relates to settlement hierarchy. Which encourages development within defined built up area boundaries, such as this site.

6.11 At local level **Policy 14** of the Neighbourhood Plan in part sets out:

“Development proposals for residential development on unidentified sites within the defined built-up area of Hassocks will be supported where proposals:

- 1.Are of an appropriate nature and scale; and*
- 2.Positively respond to the character and function of the area.*

6.12 **Policy DP6** identifies both Hassocks and Hurstpierpoint as a category 2 settlements, the second largest settlement category in Mid Sussex after the main towns of Burgess Hill, East Grinstead and Haywards Heath.

6.13 The application site is located within the built up area boundary of Hassocks. Its location is therefore deemed to be in a sustainable location and will therefore comply with Policies DP4 and DP6 of the MSDC development plan and is therefore designated as sustainable location in planning policy terms.

6.14 The proposed development meets with **Policy DP6** in that it is within the defined built- area boundary of hassocks and so compiles with Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement. The growth of settlements will be supported where this meets identified local housing, employment and community needs.

- 6.15 The proposal is appropriately located and would not result in future occupiers becoming reliant on the private car to meet their daily needs. The proposal would be compliant with policy **DP21** of the District Plan, which requires development to be sustainably located.
- 6.16 Policy DP26: Character and Design of the Mid Sussex District Plan States that developments should:
- “create a sense of place while addressing the character and scale of the surrounding buildings and landscape”**
- Thus, the principal aim of the policy is to maintain or enhance the quality of character of the area. In this case, the only visible change to the street scene elevation would be replacing the existing white double garage door with a standard UK front door and two casement UPVC windows the same as on existing neighboring properties in the street. The rest of the building would stay the same. The introduction of a porch overhang is proposed with some soft landscaping features to the driveway. This subtle change of the front facing elements of the garage on the street would keep existing built form and be sited as an infill development between No. 36 Kings Drive and No. 2 Queens. Residential properties lie continuously along both sides of Kings & Queens Drive. Properties and plot sizes are varied. The plot size would be far larger than that which was allowed at “No. 1 The Close” (**now called 2a Kings Drive - ref: 10/00464/FUL**). Approved by the council on the 30th Mar 2010
- Further, the plot would be wholly proportionate to the size of the dwelling, with an appropriate amount of amenity space provided. As such it will not appear incongruous or out of keeping. It is not considered that the proposed development would have a tangible impact on the appearance of the existing street scene. By maintain the same mass as the existing built form and comprising an infill development, surrounded by residential properties. Consequently, it is considered that the proposal would not conflict with the principal aim of **policy DP26**.
- 6.17 In addition when considering the settlement hierarchy as required by **policy DP6**, Hassocks is defined as a category 2 settlement in the District Plan. As such it is considered a suitable location for new development.
- 6.18 It is our view that given the sites position, in-between existing residential development, as well as in a Category 2 settlements, the principle of development is acceptable in this location. Further, as set out in detail above, a planning precedent for this form of development within this location has been clearly established within the surrounding area.

- 6.19 Further, the Application proposals are shown below to be compliant with the 3 objectives of paragraph 8 of the Framework, and given this context it must also be found that the proposals comply with the District Council's development strategy as set out in the Mid Sussex District Plan. Justice Sullivan in dealing with the case of Regina v Rochdale Metropolitan Borough Council, ex parte Tew [2000] confirmed that the Development Plan should be taken as a whole, and the fact that a proposal is in breach of one or more policies of the Development Plan, should not mean that the development does not comply with the Plan when considered in its entirety. Therefore whilst we believe that this application accords and doesn't breach any of the planning policies of the mid Sussex District Plan and Hassocks Neighborhood Plan, should such an issue arise it is insufficient to warrant refusal of the application, given that in all other respects the development proposals are acceptable and do not breach any other up-to-date development plan policy.
- 6.20 It is worth noting that in determining No. 36 Hurst Road, Hassocks Planning App (ref: DM/23/2126), the Council considered the above issues, noting that *"the site is an infill plot, an existing area of garden between two existing dwellings, within a linear development of houses along this section of Hurst Road. It is not seeking a new access onto Hurst Road and will instead utilize the existing highways access for No. 36 Hurst Road, while at the same time retaining the established massing to the frontage of the site. Consequently, the proposal would fit in with the existing pattern of development within this location and would therefore not impact on the wider countryside character.* As such the principle of the proposal conflicts with Policies DP12 and DP15 of the District Plan Policies 1 and 14 of the Hassocks Neighbourhood Plan and is not supported by DP6 the proposal is thus contrary in principle to the development Plan. However, in accordance with the law, it is necessary to take into account other material considerations in the overall planning balance". Whilst we believe that this application conforms fully and doesn't breach any of the planning policies of the mid Sussex District Plan and Hassocks Neighborhood Plan, this site was passed when it breach multiple policies and was also situated outside the built up development boundary, so if this application is deemed to breach a policy it still should be passed when accessed against all the policies and the NFFP as a whole.

- 6.21 Finally, at paragraph 11(d)(i) the word “clear” in the previous NPPF has been replaced with the word “strong”. This is clearly a deliberate change, which we consider provides greater weight to the presumption of sustainable development against conflict with other NPPF policies.
- 6.22 At paragraph 11(d)(ii), following the statement that if adverse impacts of applying the presumption are *“significantly and demonstrably”* outweighed by the benefits of development when taken against the NPPF “as a whole”, there is now the phrase *“having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”*. Therefore the revised NPPF broadens the circumstances under which the “tilted balance” applies for the Presumption in Favour of Sustainable Development. It is pertinent to note that the proposed development is located in a ‘sustainable location,’ it does make ‘effective use of land,’ and it is also ‘well-designed’.
- 6.23 With regard to the “Tilted Balance” ‘Limb 2’ *“Would adverse impacts of approval SIGNIFICANTLY and DEMONSTRABLY outweigh the benefits?”*, in this case the answer must be ‘no’, as there is no demonstrable harm arising from development, and the benefits associated with the scheme are multiple, which include economic, high quality design, and making a valuable contribution to the Council’s housing requirements (which we consider is a significant material consideration that weighs heavily in favour of the proposed sustainable development). The application proposals are therefore sustainable development and the principle of a new house in this location should be accepted.
- 6.24 It is considered that the same conclusions should be reached in relation to the current proposal. The site is an infill plot, an existing area of garden (with a garage building) between two existing dwellings. The development proposal would keep existing built form and would fit in with the existing pattern of development within this location.

Design and Character

- 6.25 **Policy DP26** of the District Plan and NP **policy 9** combine to seek a high standard of design in all new developments via the protection and enhancement of the natural, built and historic environment. This is consistent with the aims of the NPPF. Principle **DG11** of the Mid Sussex Design Guide states in part: *“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.” Principle **DG38** is also considered to be relevant and states: “Applicants should establish an architectural approach and identity in the design of building that is borne from the place. The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.”

- 6.26 As detailed above, this proposal seeks planning permission for the change of use of an existing garage building to form 1 No. new dwelling house. The dwelling would be of a traditional, single story bungalow typical of the street, which in our opinion is an appropriate design response to street scene setting. The proposed dwelling would be sensitive in its scale, adopting the existing buildings scale and mass on site that reflects the character of the existing street scene which is subservient to its host and neighboring dwellings. The proposed dwelling would still appear visually subservient to the neighboring properties. Finally, the proposed hard and soft landscaping works, including works to the existing driveway and parking area, along with sensitive planting, will greatly enhance its setting and protect the character and integrity of its setting.
- 6.27 The development will be well related to existing development, and would not represent a squeezed in appearance with ample room down the west elevation for footpath access to the rear garden similar to other houses in the street. In landscape character terms the proposals will be in keeping, and would not result in a cramped or alien feature within the locality; quite the contrary, the proposal represents an efficient use of land set within existing residential development within a sustainable location that is not subject to any special landscape character constraints. In this context it must be agreed that the development proposals are entirely compliant with development plan policies and the NPPF, which seek to focus new housing to locations exactly like this.
- 6.28 As stated above in the Proposal section, where confirms that *“the proposed dwelling will present a modest appearance to the front elevation.”* *The proposed dwelling presents a traditional, style vernacular with material selections to reflect this. The design and detailing of the roof form ensures the scale and massing of the dwelling remains subservient to its*

neighbours.

...The proposed dwelling, by virtue of its sensitive design and detailing, is able to demonstrate an extremely high standard of design quality.

- 6.29 The site is not within any 'valued landscape' for the purposes of Paragraph 187 of the revised NPPF. The Framework goes on to confirm that the level of protection afforded to the landscape should be commensurate with its recognised value; *"Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan..."*.
- 6.30 The proposal would be fully compliant with **Policy DP6** of the District Plan that relates to Settlement Hierarchy. We are of the view that the development proposals would make an efficient use of a plot, which would otherwise be under-used, within an existing street scene of continuous built form. The proposed dwelling would be of a design that would sympathetically relate to the surrounding area; located within the built up area boundary of Hassocks. Indeed, it is our view that this development of 1 No. dwelling, which will use a sensitive pallet of materials, would enhance the character of this location by providing a high quality designed new dwelling, which will appear in keeping with the established pattern and visual quality of housing on Kings Drive.

Residential Amenity

- 6.31 **Policy DP26** requires that new development does not cause significant harm to the amenities of existing or future residents, considering impacts such as privacy, outlook, daylight/sunlight, and noise/pollution. Given that the application proposed a change of use for an existing building without physical enlargement or new extensions. It is therefore considered that no new impact will arise regarding to loss of light or overshadowing. The proposed dwelling is appropriately positioned at a sufficient separation distance from all neighbouring properties, ensuring no demonstrable harm will occur via overlooking, loss of privacy, or loss of light. A direct precedent has been set in Hassocks for a similar change of use application (from a detached garage to a one-bedroom holiday let, subsequently now a residential property). This application (**DM/20/3160** and later **DM/24/2612** on the Mid

Sussex District Council Planning Portal) confirms what constitutes an acceptable impact on neighbouring properties. The Planning Report for DM/20/3160 stated, "The use of the building as a one bed holiday let is not considered to generate a significant amount of noise and disturbance as to result in unacceptable harm to adjoining residents." A permanent residential dwelling can reasonably be assumed to generate less noise and disturbance during unsocial evening and early morning hours compared to a holiday let, which often involves transient guests and associated "party atmosphere." The current proposal offers superior conditions compared to the approved precedent. Given that:

- The proposed dwelling maintains a greater separation distance from neighbours than the approved site.
- The Neighbouring properties are semi-detached bungalows, whereas the precedent involved detached bungalows.
- This development includes a significantly larger private rear garden amenity space.

Given this application was also compliant with Policy DP29: Noise, Air and Light Pollution, the established precedent and the nature of a single, permanent residential unit, in a residential street, the proposal is not considered to generate the significant increase in noise, activity, or traffic associated with commercial holiday lets or larger developments. Accordingly, the proposal is considered to comply fully with the provisions of **Policy DP26 & Policy DP29** of the Mid Sussex District Plan and **Policy 9 of the Hassocks Neighbourhood Plan** in terms of safeguarding neighbouring amenities. The precedent set by applications **DM/20/3160** and **DM/24/2612** and (ref: **10/00464/FUL**) demonstrates that the proposed impact is acceptable and not a valid reason for refusal.

6.32 The proposed boundary treatments will comprise a variety of close boarded timber fencing and hedge planting, supplementing the existing boundary treatments. The accompanying Design and Access statement confirms that *"the proposals will not have any impact upon the amenity of the neighboring properties, owing to the existing building footprint not changing and the position and orientation of the house on the site. The proposed close boarded timber fencing to the eastern boundary with the existing dwelling at No.36 will provide suitable screening, since the garden area immediately adjacent to the house is set at the lower ground floor level"*.

6.33 We would conclude that the proposal would represent an acceptable form of

development, which would be compliant with **Policy DP26** of the District Plan, and principles DG45 – DG48 of the Mid Sussex Design Guide.

Highways/ Access

- 6.34 It is noted that the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. As outlined above, the development proposals will utilise the existing highway access onto Kings Drive to provide both vehicular and pedestrian access to the proposed dwelling, with an existing access and parking area retained to serve the host dwelling.
- 6.35 The driveway and parking area comprise of permeable block paving, complementing the brick and clay tile finishes of the proposed dwelling. This will also ensure ease of access for wheelchair users at the front entrance.
- 6.36 Ample parking provision will be provided for the proposed residential unit. It is our opinion that there would be no conflict with MSDP **Policy DP21** or the NPPF.

Ecology

- 6.37 The Ecological impacted the proposed works will have on the site is considered negligible as the site comprises a well (regularly) maintained residential garden with lawn and ornamental planting. The site is considered to be of low ecological value for the type of habitat (residential garden). With the proposed development, comprising only the change of use of the existing garage building to a residential dwelling, and no enlargement of the footprint of the building by way of extension, it is deemed unlikely to have a significant impact on local ecology.

Archaeology

- 6.38 With the proposed development, comprising only the change of use of the existing garage building to a residential dwelling, and no enlargement of the footprint of the building by way of extension, it is deemed unlikely to have a significant impact on local Archaeology. It is clear that the proposal would be acceptable from an archaeological perspective.

Dwelling Space Standards

- 6.39 It should be noted that the proposed dwelling have been designed internally to meet the requirements laid out in the Governments 'Technical Housing Standards – nationally described space standard' document.
- 6.40 The proposal would comprise a single storey, 1 bedroom dwelling house (1 double room and one single occupancy). Internally the house has been designed to comfortably meet the requirements laid out in the Governments 'Technical Housing Standards – nationally described space standard' document. The requirement for a 1 bed; 1 person; 1 storey dwelling is 37m² or 39m² + 1m² of built in storage the proposed dwelling comfortably exceeds these minimum requirements.
- 6.41 We can confirm that all room sizes will also be compatible or in excess of the previous Mid Sussex District Council supplementary guidelines regarding space standards. Storage space would be provided within the dwellings, in excess of the specified guidelines. They are also designed to meet Secured by Design standards.

Drainage

- 6.42 The Application Site lies within Flood Zone 1, which means that it has a low probability of flooding from rivers and the sea. Further the Gov.uk online resource indicates that the Site is at very low risk of flooding from surface water. The Accompany Flood Risk Assessment explains this in greater detail. As well as the proposed drainage arrangements.

Biodiversity Net Gain (BNG)

- 6.43 No BNG is required in this case as the proposed development is a self-build dwelling, and it is therefore exempt.

7. CONCLUSIONS

- 7.1 The development seeks full planning permission for the change of use of the existing detached garage to a 1 No. new detached self-build dwelling on land at the rear of the existing property, 36 Kings Drive.
- 7.2 In terms of site designations and constraints, and for the purposes of planning, the application site is located inside the defined built up area boundary for Hassocks. Its location is therefore deemed to be in a sustainable location and will therefore comply with Policies DP4 and DP6 of the MSDC development plan and is therefore designated as sustainable location in planning policy terms.
- 7.3 A clear planning precedent for this form of development in this location has been set with the recent approval of new infill houses at '1 The Close' (2a Kings Drive) **Ref:10/00464/FUL**, No. 16a The Quadrant **Ref: DM/24/2612**, No.1a Ann Cose Hassocks **Ref: DM/19/1008** and 9 Newlands Close **Ref: DM/20/33949** respectively.
- 7.4 We are of the opinion that the proposed development **would not** represent an inappropriate development on the street scene. We are of the view that the development proposals would make an efficient use of a plot, which would otherwise be under-used, within the existing built up boundary settlement of Hassocks. The proposed dwelling would be of a design that would sympathetically relate to the surrounding area. Indeed, it is our view that this high-quality development of 1 No. dwelling, which will use a sensitive pallet of materials would in fact enhance the character of this locale and represent a visual improvement. It is not considered that the proposed development would significantly harm the amenities of any neighbouring property in terms of overlooking or being overbearing, due to its existing location. Nor would the proposal cause demonstrable harm through the creation of noise and disturbance. When other simpler developments have been passed to allow holiday lets and later conversions to residential dwellings. The development will serve to both preserve and enhance the character of the street scene. The proposal would be in accordance with the development plan.
- 7.5 **Policy DP6** identifies Hassocks as a category 2 settlement, the second largest settlement category in Mid Sussex after the main towns of Burgess Hill, East Grinstead and Haywards

Heath. Category 2 settlements are defined as *“larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport”*.

The proposal meets all aspects of **Policy DP6**.

- 7.6 It is our view that the proposal is appropriately located and would not result in future occupiers becoming heavily reliant on the private car to meet their daily needs. The proposal would be compliant with **policy DP21** of the District Plan and the NPPF.
- 7.7 In addition the District Plan is in excess of 5 years old, and the District Council do not have a 5-year housing land supply. This has been confirmed by a recent appeal decision for a site at Scamps Hill in Lindfield (**planning ref: DM/24/0446; appeal ref: APP/D3830/W/24/3350075**). Therefore the presumption in favour of sustainable development is engaged. We contend that there are no adverse impacts arising from the development, but even if there are, these would be significantly and demonstrably outweighed by the benefits of providing a new dwelling in a sustainable locations, that is well designed and makes effective use of land. It therefore follows that planning permission should be granted without delay.

December 2025