

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2701	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Rear extension and rear decking. Flood Risk assessment received 19.12.2024.		
Site:	58 Parklands Road, Hassocks, West Sussex, BN6 8JZ, , , ,		
Validation Date	19 Dec 2024	Overall Expiry Date:	10 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Feb 2025
Target Date:	13 Feb 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
---	--	------------------------	---

Signed and Agreed By:	Steven King	Date:	7 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2701

**58 Parklands Road, Hassocks, West Sussex, BN6 8JZ, , ,
Rear extension and rear decking. Flood Risk assessment received 19.12.2024.
Mr Adam Walsh**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Flood and Drainage Team: The submitted information is considered insufficient. The application site is located within an area at risk from surface water flooding. A Flood Risk Assessment will be required to be submitted which provides evidence that the proposed development will not increase flood risk on site or elsewhere. We would also advise that flood management and mitigation measures in relation to site usage should be included within the report.

Flood and Drainage Team- Further comments: The Flood Risk Assessment provided by the Applicant meets with requirements as per the Environment Agency standing advice.

As such we have no objection on flood risk grounds, subject to the flood resistance and resilience measures being implemented as stated. Any amendments to the drainage on site can be managed via building regulations and building control, as necessary.

Southern Water: Southern Water has determined the Flow rate for the above site will remain the same/similar as capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Surface water should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations: Drainage and waste disposal: Approved Document H - GOV.UK (www.gov.uk)

Any new connections to the public sewerage system will require a New Sewer Connection (Section 106) application to be submitted and approved by Southern Water.

TOWN/PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council: Recommend approval.

The applicant is advised that Government has committed to adopt a 'Future Buildings Standard' during 2021 which will change the Building Regulations requirements for alterations and extensions to homes to bring these alterations closer to that of a 'zero energy building'. This is supported by Policy 5 'Enabling Zero Carbon' of the Hassocks Neighbourhood Plan which states that proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation. Energy saving measures include floor, roof and wall insulation, and low u-value windows (which may need to be triple glazed). These requirements may require amendments to your design which could affect the drawings submitted for planning permission. The applicant may wish to note that alterations that are built to a Nearly Zero Energy standard, are unlikely to need further retrofitting to minimise the carbon emissions that the nation is required to reduce to zero by 2050. As retrofitting an existing home to be highly energy efficient is more complex than doing so for a new building, applicants may wish to look at the 'EnerPHit' standard that the Government is understood to be considering as the applicable 'Nearly Zero Energy' standard in this context, or at the Archetypes published by the London Energy Transformation Initiative for u-values for your extension walls, windows etc. and for ventilation and overheating prevention standards to be achieved.

INTRODUCTION

This application seeks planning permission for the removal of an existing rear projection, and the construction of a single storey extension with an associated raised decked area at the rear of a terraced house at 58 Parklands Road in Hassocks.

RELEVANT PLANNING HISTORY

DM/16/2846. Proposed three storey end of terrace house to the side of No. 58 in place of an existing garage. Approved January 2017.

SITE AND SURROUNDINGS

No 58 Parklands Road is a mid terraced house located on the western side of the road, to the south of the village centre and within the built up area boundary of Hassocks.

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

The mid terraced house is sited to the southern end of a terrace of five older style houses which is attached to a more modern block of ten flats, known as Heron Tye. The house at No 58 benefits from an existing stepped timber decked terrace. This leads from the kitchen into a narrow rear garden set at a lower level to the house, which extends west to a stream, which marks the end of the garden.

The rear garden adjoins the side boundary of the rear garden belonging to the neighbouring house at No 58a Parklands Road, to the south. There is a panelled close board fence on the boundary, with sections of trellis screening on top to provide added privacy between the rear terraces at Nos 58 and 58a.

The northern garden boundary with No 56 Parklands Road is marked by a close boarded fence above which screening vegetation is growing.

The stream at the bottom of the garden has an associated Flood Zone (2 and 3) along its route. In addition the lower section of the garden at No 58 falls within the 1 in 30, 100 and 1000 year Surface Water Flooding zones extending from this stream.

APPLICATION DETAILS

The application seeks planning permission for an extension to the house with a new external raised patio area.

The proposed plans show the removal of an existing small single storey lean to projection at the rear of the house (approx. 1.5m deep by 2.6m wide) and the addition of a new addition (approx. 6.5m deep by 1.9m wide) to the rear of the dining room and alongside the existing kitchen up to the line of the site boundary. The proposed single storey addition would infill the space between the two rear two storey projections at Nos 58 and 58a. The new extension would extend 1.9m back from the line of the rear walls of the adjacent houses at No 56 and 58a.

The submitted plans show that the side addition would be constructed with a lean to style roof and a pair of French doors would allow access onto a new raised wooden decked area with steps to access the lower garden area. The decking would extend to a depth of approx. 3m, and across the full garden width (approx. 4.5m). The edge of the decked area would be enclosed by wooden balustrades, and a similar handrail is proposed to the garden access steps.

The removal of the existing external side wall of the kitchen will allow the formation of a large open plan kitchen/dining room at the rear of the house. Light into the extension will be provided by the glazed French doors and a new 2m wide by 1.5m high (approx.) picture window which is proposed in the reconstructed rear brick wall.

LEGAL FRAMEWORK AND LIST OF POLICIES

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

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the Hassocks Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 Character and Design

DP41 Flood Risk and Drainage

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Neighbourhood Plan

Hassocks Neighbourhood Plan, made June 2020.

Relevant policies:

Policy 4 - Managing Surface Water

Policy 5 - Enabling zero carbon

Policy 9 - Character and Design

Other Material Considerations

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

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 Sustainable Design and Construction

DPS4 Flood Risk and Drainage

DPS6 Health and Wellbeing

DPB1 Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

ASSESSMENT

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

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

Design

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

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- o optimises the potential of the site to accommodate development.'*

Also relevant in the determination of the application is Policy 9 of the Hassocks Neighbourhood Plan, which states:

'Policy 9: Character and Design

Development proposals will be supported where, they are in line with the Townscape Appraisal, and where the character and design:

- 1. Is of high quality design and layout;*
- 2. Contributes positively to the private and public realm to create a sense of place;*
- 3. Respects the character and scale of the surrounding buildings and landscape;*
- 4. Protects open spaces and gardens that contribute to the character of the area;*
- 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- 6. Does not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;*

7. Creates safe, accessible and well connected environments;
8. Protects existing landscape features and contributes to the village's Green Infrastructure network;
9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and
10. Positively responds to the local vernacular character of the defined Local Townscape Character Area.'

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide.

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

'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.'

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

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

There are two general approaches to extending a property:

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

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

Design Guide Principle DG51 refers to rear extensions and states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The immediate neighbouring properties are Nos 56 and 58a Parklands Road. The two storey rear projection at No 56 is sited in line with the similar rear section at No 58. The proposed removal of the single storey projection at No 58 will bring the rear line of house level with that at No 56.

The house at No 58a was constructed as a new property within the former garden space at No 56. The proposed rear single storey projection will project 1.9m further back from the rear wall of No 58a, and will be sited next to the rear raised terrace at that house. The proposed extension is not overlarge and will be in keeping in design terms with other subordinate rear additions located on other houses on the terrace and will not be out of keeping. Being to the rear of the terrace the extension will not be seen in public vantage points in the road.

It is considered that the associated extended raised decking will not impact adversely upon the overall character of the area. The majority of the rear garden will remain unaltered and the proposed enlarged raised decking reflects that at No 58a next door. Consequently it is considered that the proposed extension and associated raised terrace will accord with Design Guide Principle DG51.

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

Impact upon neighbouring amenities

In assessing the potential impact of the proposed extension works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26 and Neighbourhood Plan Policy 9. Policy DP26 requires that 'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.'

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

Part 6 of Neighbourhood Plan Policy 9 refers to the impact of development upon neighbouring amenity and requires that it 'Does not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security'.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, Policy 9 of the Neighbourhood Plan, dating from June 2020, is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

The proposed rear extension will align with the depth of the two storey rear projection on the existing house. The floor level in the extension will correspond with that of the existing property, which is raised relative to the lower rear garden. It is relevant that there is already a raised decked area to the side and rear of the property. As a result of the proposed works this wooden decked area will be extended to create a useable level area, with the resulting raised terrace similar in form and design to that at No 58a next door.

The existing side garden boundaries at No 58 are screened with solid close boarded fences. These provide a reasonable degree of privacy between the existing rear gardens and for the immediate neighbouring properties at Nos 56 and 58a. It is considered that the proposed rear extension and the related enlarged raised decking are acceptable in terms of the neighbouring amenities. It is considered that the enjoyment of the adjacent gardens and amenity spaces will not be compromised as a result of the proposed development.

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

Sustainability

Policy 5 of the Hassocks Neighbourhood Plan relates to sustainability and states:

'Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local impacts can be made acceptable.'

Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation.'

Proposals which make provision for charging electric vehicles at each dwelling (where feasible) and on-street; and making parking areas charging ready will be supported.'

The proposed extension would be constructed with brick walls and a mixed standing seam and slate roof, with white upvc windows and doors.

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

Drainage and Flooding

Due to the position of the property within an area which is susceptible to 1 in 30 year surface water flooding the MSDC Drainage section has been consulted on this application. Their comments are reported above.

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

'Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

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

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

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

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

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

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

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

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

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

The application has been supplemented by the submission of the Flood Risk Assessment and this has been reviewed by the Council's Drainage Engineers. They have raised no objection to the proposed development on flood risk grounds, subject to the stated flood resistance and resilience measures being implemented.

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

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

CONCLUSION

The design of the proposed single storey extension and the related extended raised decking are considered acceptable. The extension represents a modest addition at the rear of the terraced house. The siting of the addition and raised terrace will not impact negatively upon the character and appearance of the area.

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

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

This application is therefore recommended for approval.

Decision: Permission

Case Officer: Anna Tidey