

Planning Reference DM/25/3264

**12a Grand Avenue
Hassocks
BN6 8DA**

Client:
Rowehurst / Vangelova

Project Reference:

Date:
March 2026

Clive Voller Associates Ltd.
2 Woolven Close
Burgess Hill
West Sussex
RH15 9RR

t: 07711 131138
e: daryl@clivevoller.com

Revision:



PROPOSAL:

The current application seeks approval to construct a 2-storey extension to the North of the existing property which abutting the southern wall of the existing garage. The existing flat roof over the garage would be replaced with a pitched roof. In light of comments on the application from both the planning officer & neighbours, my client has decided to reduce the extent of the proposal as detailed in the amended drawing 03 revision A.

The planning officer has suggested the removal of the conservatory & the pitched roof over the garage would likely be acceptable, the 2-storey element abutting the garage would likely be considered overdevelopment. They have suggested extending on the ground floor to abut the garage may likely be acceptable subject to detail

With that in mind, we have forwarded revised plans 03 revision A which show the first-floor extension stopping short of the garage by some 2.50m with the ground floor abutting the garage with a pitched roof over.

A number of neighbours have submitted comments on line regarding the application which are summarised below:

24 Wilmington Way

- 1. The proposal would be over development of the site*
- 2. Replacing the existing flat roof over the garage with a pitched roof is not in common with the surrounding flat roof garages*
- 3. The application site is at greater risk of flooding than the stated low risk as when purchasing their property, the documents stated flooding was a moderate risk due to the stream running through Hassocks.*

Response:

1. The revised scheme reduces the development on the site
2. It has been established that replacing the flat roof with a pitched roof would likely be acceptable.
3. The low flood risk to the application site was taken from the Environment Agency web site.

30 Wilmington Way

- 1. The current eastern elevation of 12A Grand Avenue appears to be, on average, 1.5 metres from the boundary fence to our property. Looking at both the plans submitted the angle of the extension will bring 12A within 1 metre of the boundary fence we share, which we feel is much too close, and it is unclear how the new eastern elevation will be constructed without the dividing fence being removed and access being required into our garden, which we are reluctant to provide.*
- 2. Increased overlooking from the new windows on the east elevation & raising the landing window negating a planting shield to the patio area & removing any privacy from the garden space*

Response:

1. The proposed extension as currently submitted runs in line with the rear of the property, the eastern boundary runs at a reducing angle as it runs north. The revised plans show the first floor stopping around 2.50m from the garage increasing the distance to the boundary to 1.15m. Whilst it would be much easier to have access to this very small corner of the garden to construct the new pitched roof over the garage, if access is restricted then my client will find an alternative method of constructing this
2. The photos below show the views from the existing landing window, as can be seen there is currently no privacy from this window over the neighbouring gardens. Whilst the plans do show this window being raised as it will no longer be on the lower stair landing, the new window will be fitted with obscure glass.

28 Wilmington Way

1. *Over development of the site*
2. *The windows proposed to the rear of the building would be overlooking the rear garden reducing privacy*

Response:

1. The revised scheme reduces the development on the site
2. The western boundary 28 Wilmington Way is around 20m away from the rear wall of the proposed extension, combined with the reduced scheme & obscure glazing to first floor level privacy would be improved over existing

CONCLUSION:

In general, it seems the bulk of the comments are based around over development & privacy.

There are various styles of properties in Grand Avenue ranging from bungalows, 3-bedroom semi-detached houses & large detached properties. Due to the age of these properties, many have been extended creating a mixture of styles & sizes. Many of the properties have shared driveways creating a small gap between houses in the region of 3 – 3.50m. Some have converted the hip ends to gables in converting the loft spaces which extenuates this gap over 3 floors.

As the photos below show, there is currently very little privacy afforded to the residents of Wilmington Close from the application site.

	
View from Landing Window of Application Site Looking North - East	View from Landing Window of Application Site Looking South - East

The obscured glass to the windows at first floor level will improve the privacy to all the properties, a marked improvement over what currently exists. It should also be noted that the area directly behind the extension is mainly laid to lawn with 3 No. garages. It is assumed this area belongs to 30 Wilmington Way & serves as a secondary area to the existing rear garden behind the property linked by a wide path running parallel to the boundary of 12A.

Combined with the reduction of the proposals creating an increased gap between 12 & 12a far in excess of other properties in the locality, all the windows at first floor level to the existing & new building glazed with obscured glass with no opening lower than 1.70m above first floor level, the items of concern have been addressed. It should also be noted the Parish Council raised no objections & recommend approval.