

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0828	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Demolish existing rear conservatory and replace with a single storey extension.		
Site:	42 Stanford Avenue, Hassocks, West Sussex, BN6 8JJ, , , ,		
Validation Date	8 Apr 2025	Overall Expiry Date:	30 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 May 2025
Target Date:	3 Jun 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	27 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0828

**42 Stanford Avenue, Hassocks, West Sussex, BN6 8JJ, , ,
Demolish existing rear conservatory and replace with a single storey extension.
Mr J Beeby And Mr L Trenaman**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

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 Architypes published by the London Energy Transformation Initiative for u-values for your extension walls, windows etc. and for ventilation and overheating prevention standards to be achieved.'*

INTRODUCTION

The application seeks planning permission for the demolition of the existing rear elevation conservatory and for the development of a single storey extension in its place.

RELEVANT PLANNING HISTORY

DM/25/1092 - Proposed hip to gable roof extension and loft conversion including the erection of a rear dormer and installation of Velux rooflights to front elevation. New Side elevation windows to first and second floor. Pending consideration.

SITE AND SURROUNDINGS

The application relates to 42 Stanford Avenue, a two storey dwelling which forms one half of a pair of semi-detached properties. The existing dwelling is set to the southern side of the highway and is positioned away from the highway edge by a front paved driveway. The site is afforded garden amenity space which stretches out to the rear of the property and is enclosed by closeboard timber fencing. The existing dwelling is composed of pebbledash rendered exterior walls, plain concrete roof tiles, white uPVC windows and brown/ black uPVC conservatory windows to the conservatory and white timber doors.

There are primarily semi-detached dwellings positioned to the southern side of the road within the site's immediate context, featuring regular intervals between each building. Properties display traditional appearances with exterior render visible amongst the streetscene.

The site is within the built-up area for Hassocks as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would demolish the existing rear (south) elevation conservatory and in its place develop a single storey extension with a parapet roof. The proposed development would measure at approximately 4.1m in length, 5.2m wide and 3.2m high. Proposed external materials would comprise an exposed brick plinth with white render above, a single ply flat roof concealed by a parapet, white uPVC windows and aluminium Crittall style doors.

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

Site Allocations DPD

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

There are no relevant policies.

Neighbourhood Plan

Hassocks Neighbourhood Plan (Made July 2020)

Relevant policies:

Policy 5: Enabling Zero Carbon

Policy 9: Character and Design

Mid Sussex District Plan 2021-2039 Consultation Draft

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

Relevant policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

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

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

ASSESSMENT

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

- Design and Character
- Impact on Neighbouring Amenities
- Sustainability
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan states:

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

- 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 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'*

Policy 9 of the Hassocks Neighbourhood Plans states that:

'Development proposals will be supported where they have regard to the Hassocks Townscape Appraisal, and where their character and design takes account of the following design principles as appropriate to the nature, scale and location of the particular proposal:

- o Is of high quality design and layout;*
- o Contributes positively to the private and public realm to create a sense of place;*
- o Respects the character and scale of the surrounding buildings and landscape;*
- o Protects open spaces and gardens that contribute to the character of the area;*
- o Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- o 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;*
- o Creates safe, accessible and well connected environments;*

- o *Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- o *Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- o *Positively responds to the local vernacular character of the defined Local Townscape Character Area.'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

In terms of rear extensions, principle DG51 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 proposed extension would be set within a visually discrete position with regard to the public domain and would wholly be contained to a single storey level. It is considered that the proposed height and scale of the extension would remain subservient towards the existing dwelling. As such, it is not considered that the proposal would result in an adverse impact towards the character and appearance of the area.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policy 9 of the Hassocks Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

Policy 9 of the Hassocks Neighbourhood Plan states that proposals should not cause 'unacceptable harm' with regard to neighbouring amenity whereas policy DP26 of the MSDP states that development should 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, Policy 9 of the Hassocks Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes 'unacceptable harm' to neighbouring amenities as outlined above.

Specifically, Policy 9 states that development will be supported where the proposal:

"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"

The proposed rear extension would be offset from the sites shared boundary with the adjoining semi at No.40 by approximately 0.4m. There is an existing single storey rear conservatory at the adjoining semi which would be set slightly behind the proposed rear extension in projection. It is considered that the neighbouring conservatory would experience some loss of light from its eastern elevation, however this is already partially obscured by a closeboard boundary fence. Moreover, the conservatory would still receive ample light from other light sources due to the extensive use of glazing throughout the other elevations and roof. As such, it is not considered that the proposed extension would give rise to a significant overbearing impact in this regard.

As for the property to the east, there is also a single storey verandah which projects out from the existing rear elevation. An offset of approximately 3m would remain between the two buildings and it is considered that this would be sufficient to mitigate against a significant overbearing impact.

There would be no side elevation windows proposed as part of the development; however a rear elevation would contain transparent glazed doors and associated windows. These would look out towards the neighbouring site at 12 Clayton Park in the distance to the south, however the level of outlook is considered to be limited due to the ground floor positioning of the window openings. The neighbouring property is also set at a distance in excess of 20m and it is not considered that a significant overlooking impact would be incurred.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

Sustainability

Policy 5 of the Hassocks Neighbourhood Plan states the following:

Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse 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.

It is considered that the proposal would likely improve the energy efficiency of the dwelling by removing an ageing conservatory and replacing it with a more insulated extension to the rear of the dwelling. As such, it is considered that the proposal would comply with Policy 5 of the Hassocks Neighbourhood Plan.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, Policies 5 and 9 of the Hassocks Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas