

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0820	Case Officer:	Andrew Watt
Application Type:	Householder Application		
Proposal:	Demolition of existing rear conservatory plus erection of new rear single storey extension and new rear dormer incorporating extension to existing roof to form gable end.		
Site:	44 Stanford Avenue, Hassocks, West Sussex, BN6 8JJ, , , ,		
Validation Date	10 Apr 2025	Overall Expiry Date:	2 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 May 2025
Target Date:	5 Jun 2025	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	28 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0820

**44 Stanford Avenue, Hassocks, West Sussex, BN6 8JJ, , ,
Demolition of existing rear conservatory plus erection of new rear single storey extension and
new rear dormer incorporating extension to existing roof to form gable end.
Ms Rosie Tate**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

Southern Water

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

TOWN / PARISH COUNCIL OBSERVATIONS

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 'Ener-PHIt' 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

Full planning permission is sought for the demolition of an existing rear conservatory plus the erection of a new rear single-storey extension and new rear dormer, incorporating an extension to the existing roof to form a gable end.

RELEVANT PLANNING HISTORY

None.

SITE AND SURROUNDINGS

The site is a 2-storey, semi-detached dwelling located on the southern side of Stanford Avenue, within the built-up area of Hassocks. There is a lean-to fully glazed conservatory to the rear. The site is designated as a Great Crested Newt - Impact Risk Zone (Amber) and is also within an Archaeological Notification Area.

APPLICATION DETAILS

Full planning permission is sought for the demolition of an existing rear conservatory plus the erection of a new rear single-storey extension and new rear dormer, incorporating an extension to the existing roof to form a gable end.

The proposed rear extension will have a flat roof and measure approximately 4m in depth by 5.2m in width and 2.9m in height. It will have sliding doors on the rear elevation within a single opening, and be finished in off-white-coloured render, to match the existing property.

The existing hipped roof will be extended to form a gabled roof to the side, matching that of its other half at no. 46. Matching roof tiles will be used. At the rear, a new box dormer will be constructed, with small window and Juliet-balcony. The dormer will measure approximately 5.5m in width and 2.7m in height, with spacing to both sides, the eaves and the ridge. It will be finished in matching render.

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 Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Hassocks Neighbourhood Plan.

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

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP26: Character and Design
Policy DP34: Listed Buildings and Other Heritage Assets
Policy DP38: Biodiversity
Policy DP39: Sustainable Design and Construction

Site Allocations DPD

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

There are no relevant policies.

Hassocks Neighbourhood Plan (Jul 2020)

Mid Sussex District Council formally 'made' the Hassocks Neighbourhood Plan part of the Local Development Plan for the Hassocks Neighbourhood Plan area as of 24 June 2020. The policies contained therein carry full weight as part of the Development Plan for planning decisions within the Hassocks Neighbourhood Plan area.

Relevant policies:

Policy 5: Enabling Zero Carbon
Policy 9: Character and Design

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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 31 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:

DPS2: Sustainable Design and Construction
DPN1: Biodiversity, Geodiversity and Nature Recovery
DPN2: Biodiversity Net Gain
DPB1: Character and Design
DPB2: Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

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 4 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.

Relevant design principles include:

Principle DG38: Design buildings with architectural integrity and a sense of place
Principle DG49: General principles for extensions
Principle DG51: Rear extensions
Principle DG52: Loft conversions and roof extensions

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 131 and 135 (design), 187 (conserving and enhancing the natural environment), 193 (biodiversity and ancient woodland) and 202-221 (heritage assets) are considered to be relevant to this application.

ASSESSMENT

Design and visual impact on the character and appearance of the area

Policy DP26 of the Mid Sussex District Plan states (in part):

'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;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *positively addresses sustainability considerations in the layout and the building design;'*

Policy 9 of the Neighbourhood Plan states:

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

- 1. Is of high quality design and layout;*
- 2. Contributes positively to the private and public realm to create a sense of place;*
- 3. Respects the character and scale of the surrounding buildings and landscape;*
- 4. Protects open spaces and gardens that contribute to the character of the area;*
- 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- 6. Does not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;*
- 7. Creates safe, accessible and well connected environments;*
- 8. Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- 9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- 10. Positively responds to the local vernacular character of the defined Local Townscape Character Area.'*

Chapter 9 of the Mid Sussex Design Guide SPD relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling. Principle DG51 relates to rear extensions and advises that they should have consideration for the character of the existing building and the relationship with side boundaries and adjacent buildings and gardens. Principle DG52 refers to loft conversions and roof extensions and states that if dormers and rooflights are out of scale or character with the roofscape, they can have an adverse impact on the dwelling and the streetscape.

The principle of a hip-to-gable extension on this property is considered acceptable in its own right. The other half of this pair (no. 46) already has such an extension, and therefore the proposal will re-balance the building. In addition, there are other such extensions at nos. 48, 40, 38 and 36 (the latter with a barn-hip), therefore the proposal will be in keeping with the existing street scene, particularly this group of 4 semi-detached dwellings between nos. 36 and 50 inclusive. It should also be noted that a Lawful Development Certificate application is pending consideration at no. 42 for a proposed hip to gable roof extension and loft conversion including the erection of a rear dormer and installation of Velux rooflights to front elevation, together with new side elevation windows to first and second floor (DM/25/1092).

In respect of the proposed dormer window, the Design Guide SPD advises as follows in Chapter 6:

6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line.

The scale and bulk of the proposed dormer window would not comply with the principles in 6.3.6, although it is noted that spacing will be retained on both sides, to the eaves and to the ridge. However, there are existing box dormers of a similar scale and design at nos. 46 (the other half of this pair), 48, 40, 38 and 36. Only the latter at no. 36 is smaller. Dormers to nos. 38 and 40 have Juliet-balconies. No. 50

has instead of a dormer a projecting 2-storey rear extension with hipped roof. Given this context (all being on properties that were originally similar to the application property), it is considered that the proposed dormer will be in keeping with its surroundings. It would co-ordinate with the existing building, and the proposed extension. Only the side of the dormer would be visible from the street scene, but these existing dormers are all visible at present, so an additional one is unlikely to be harmful to this existing character.

Accordingly, it is considered that the proposed dormer can be supported as it will largely be located at the rear of the property and not be harmful to the surrounding character.

In respect of the proposed rear extension, it will project to the same depth as the existing flat-roofed extension at no. 46 (the other half of this pair), and will be within the boundary, so will not overhang it in any way. It is of an appropriate design and scale and therefore is considered acceptable.

Overall, whilst the proposed hip-to-gable extension and the rear extension would be acceptable in accordance with the above policies and guidance, the proposed dormer window is deemed acceptable because it would be located at the rear of the property and would be of a similar scale and design to 5 existing box dormers in the immediate locality.

Archaeology

Policy DP34 of the Mid Sussex District Plan states (in part):

'Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

Paragraph 207 of the NPPF states:

'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

The Glossary to the National Planning Policy Framework defines Archaeological interest as follows:

'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'

Given the similarity in siting, footprint and height, it is not considered that the proposed extension will have a significant impact on any archaeological remains compared to the existing extension. Therefore the proposal would comply with the above policy and guidance.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states (in part):

'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 new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29)*

Although the Mid Sussex District Plan seeks to ensure that development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, the Hassocks Neighbourhood Plan seeks to ensure that development does not cause unacceptable harm to the amenities of existing nearby residents and future occupants. As this is the later development plan document to be adopted, the Hassocks Neighbourhood Plan takes precedence.

The main properties affected by the proposal would be nos. 46 (the other half of this pair) and 42, to the west.

Given that no. 46 already possesses a rear dormer window and single-storey flat-roofed extension similar to those proposed (and to the same depth), it will not be adversely impacted by either feature in terms of being overbearing or resulting in any loss of privacy.

The proposed hip-to-gable extension, dormer and rear extension will be visible from no. 42, but would not be overbearing due to the lack of side windows, and the modest height of the rear extension. The proposal would not result in any loss of privacy, as all gardens are currently overlooked by existing first floor windows in any case.

Accordingly, the scheme would comply with Policy 9 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.

Other matters

Hassocks Parish Council has commented that the extension should comply with Policy 5 of the Hassocks Neighbourhood Plan, which 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.'

However, owing to the small-scale nature of the proposal it is not considered to have any impact on the overall sustainability of the dwelling and these details can be secured through Building Regulations, and therefore is considered acceptable in relation to the above policy.

The site is located within a designated Great Crested Newt - Impact Risk Zone (Amber). However, having regard to the nature of the application, it is unlikely to have an impact on newts and accordingly there would be no conflict with biodiversity legislation, policy and guidance.

PLANNING BALANCE AND CONCLUSION

The application is on balance deemed to be acceptable in design terms in relation to the surrounding properties. It would not cause unacceptable harm to surrounding residents. There would be no harm to archaeology or biodiversity. Accordingly it is considered that the proposed development would comply

with Policies DP26, DP34, DP38 and DP39 of the Mid Sussex District Plan, Policies 5 and 9 of the Hassocks Neighbourhood Plan and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt