

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1691	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Minor alterations to include extended porch and side light, new back door, replacement cladding and solar panels		
Site:	4 Kymer Gardens, Hassocks, West Sussex, BN6 8QZ, , , ,		
Validation Date	1 Jul 2025	Overall Expiry Date:	5 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Aug 2025
Target Date:	26 Aug 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

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

Signed and Agreed By:	<i>Steven King</i>	Date:	19 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1691

4 Kymer Gardens, Hassocks, West Sussex, BN6 8QZ, , ,
Minor alterations to include extended porch and side light, new back door, replacement cladding and solar panels
Mr And Mrs A Young

SUMMARY OF REPRESENTATIONS

There was one letter of representation received in response to the proposed development which commented neither to support or to object to the proposal. The comment questioned whether the proposed replacement cladding was compatible with the other properties along Kymer Gardens or if it would conflict.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: Recommended approval.

INTRODUCTION

The application seeks planning permission for a single storey extension to the existing front porch, new ground floor side elevation windows, alterations throughout to the windows and doors, replacement cladding at first floor level and solar panels to the principal roof pitch.

RELEVANT PLANNING HISTORY

There is no recent history of planning applications relating to the site.

SITE AND SURROUNDINGS

The application relates to 4 Kymer Gardens, a two-storey detached property featuring a pitched roof and set to the north-western side of the highway. There is an existing single storey flat roofed detached garage to the south of the main dwelling on site with a tarmacked driveway between the outbuilding and the roadside. The existing dwelling is set back from the roadside by front garden amenity space and further garden amenity space is also afforded to the rear of the property. The existing dwelling is composed of brick walls with tile hanging at first floor level, a tiled roof and uPVC windows and doors.

There are a number of other estate style dwellings along Kymer Gardens which feature tile hanging at first floor level which is considered to add visual interest throughout the street scene. Some dwellings front the roadside with gable ends whilst others utilise a pitched roof running parallel to the roadside.

The site is within the built-up area for Hassocks as defined in the District Plan (DP). The trees to the rear of the site are subject to a tree preservation order.

APPLICATION DETAILS

The proposal would develop a front (south-east) elevation single storey extension and would measure at approximately 1m in depth, 2m wide, 2.5m high to the eaves and 3.1m in maximum height.

The proposal would make window alterations throughout to the windows and doors. The existing tile hanging at first floor level would be removed and replaced with millboard envello shadow line composite board cladding in a burnt cedar colour. A solar PV array would also be installed to the principal (south-east) roof pitch.

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

DP39: Sustainable Design and Construction

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 & 167.

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.'

Additionally, Principle DG50 as set out within the Design Guide, relates to front extensions:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

The proposed front porch extension would match the existing in eaves height and would follow the existing lean to roof design. In terms of overall footprint, the proposed extension would not be significant and would not protrude from the existing forwardmost position. It is therefore considered that the proposed extension would be of an acceptable appearance.

A new timber cladding material would be introduced at first floor level and would replace the existing tile hanging. It is considered that the burnt cedar colourway would give rise to a more contemporary appearance than the existing arrangement. Whilst tile hanging is used at first floor level throughout Kymer Gardens, it is considered that there is a degree of visual variance throughout the street scene in design. Some properties utilise chalet style appearances while others use roof pitches that run parallel to the roadside. It is also noted that there is some existing variance between darker and red coloured tile hanging throughout the street. As such, whilst this alteration would introduce a new feature to the street scene, it is not considered that the proposed timber cladding would be of an unacceptable appearance within its immediate context.

It is proposed to add solar PV panels to the principal (south-eastern) roof pitch which would face towards the roadside and would likely be visible from the public domain along the street side. It is considered that solar PV panels have previously been installed in visually prominent roof pitches along Kymer Gardens and the proposal would not appear incongruous.

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.

A new side (north-east) elevation utility doorway and a new living room window would be added. These would likely face out towards the adjacent neighbouring dwelling at No.5 to the north. It is considered that there is an existing single storey garage at the neighbouring site which would be positioned within the closest proximity to the shared boundary with the application site. It is therefore not considered that the windows would face out towards habitable accommodation nor would be set in an elevated position. Accordingly, it is not considered that an unacceptable overlooking impact would be incurred.

To the other side elevation (south-west) it is considered that the new proposed ground floor window would look out into the existing residential curtilage and in part the single storey garage outbuilding to the south of the site. The other window alterations throughout are considered to mirror the existing in terms of outlook.

The proposed solar panels to the principal (south-eastern) roof pitch would be orientated in a direction to face towards No.17 as well as in part 18 and 19 across the road. It is considered that these solar panels would be upwards facing and would not likely face the nearby properties in such a way to give rise to a unacceptable glint and glare impact.

Accordingly, the proposal is considered to comply with the provisions of policy H9 of the Neighbourhood Plan and policy 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 incorporate sustainable design features through the use of solar panels to the principal roof pitch. The solar panels would therefore be sited in an optimal position with regard to the existing dwellings orientation in order to maximise the amount of sunlight received. 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 Policies DP26 and DP39 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