

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2786	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed roof conversion with hip to gable rear roof extension side dormers and internal alterations		
Site:	45 Mackie Avenue, Hassocks, West Sussex, BN6 8NH, , , ,		
Validation Date	12 Nov 2025	Overall Expiry Date:	3 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Feb 2026
Target Date:	7 Jan 2026	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>Joanne Fisher</i>	Date:	4 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2786

**45 Mackie Avenue, Hassocks, West Sussex, BN6 8NH, , ,
Proposed roof conversion with hip to gable rear roof extension side dormers and internal alterations
Mr Dave Wickens**

SUMMARY OF REPRESENTATIONS

There was one letter of representation received in response to the proposed development. It raised concerns regarding the proposed extensions overshadowing impact on the neighbouring garden.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: Recommend permission is granted.

INTRODUCTION

The application seeks planning permission for a rear first floor roof extension, side dormers and roof alterations.

RELEVANT PLANNING HISTORY

00/01095/FUL - Room in roof with ensuite bath/wc and roof patio and ground floor rear extension. Withdrawn 09.07.2000.

00/02135/FUL - Room in roof with en-suite bath/w.c and ground floor rear extension. (Amended plans received showing formation of gabled roof section to front roofslope and insertion of three rooflights in northern roofslope). Permission 07.12.2000.

02/02257/FUL - First floor extension. Refusal 29.11.2002.

04/00805/FUL - Roof extension. Refusal 07.07.2004.

04/00806/FUL - Proposed rear conservatory. Permission 07.07.2004.

SITE AND SURROUNDINGS

The application relates to 45 Mackie Avenue, a detached bungalow featuring a hipped roof and a front protruding gable. The dwelling is set to the western side of the highway and is set back from the roadside edge by an existing grass verge, pavement and front garden space which is enclosed by a front low brick-built wall. The existing property appears to have previously been extended to the rear through the addition of a conservatory. The dwelling is afforded garden amenity space to the rear which follows a linear plot form and contains some mature vegetation and trees within. There are also some existing timber-built outbuildings and a greenhouse set within the rear garden space. In terms of materials, the existing dwelling is composed of brickwork and painted rendered walls, a plain tiled roof and white uPVC windows and doors.

With regard to the site's locality, there are a number of other bungalows with several properties which have been extended and altered over time. Some bungalows appear to have been extended at loft level previously through the addition of dormers.

The site is within the built-up area for Hassocks as defined in the District Plan (DP). There is a tree preservation order to the sites rear boundary.

APPLICATION DETAILS

The proposal would develop a first-floor rear extension which would measure at approximately 7.5m in length, 6.7m wide, 3m high to the eaves and 6m high to the ridge.

Two side dormers would be developed to the side (southern) roof slope which would both measure at circa 2.9m in depth, 2.3 wide and 1.9m high. To the other side (north) roof slope, a further dormer would be developed. The proposed dormer would measure at approximately 2.9m in length, 2.6m wide and 2m high.

Further alterations would be carried out to the southern roof slope through the addition of a roof light serving the stairwell. Furthermore, the existing rear single storey element would be altered to have a crown roof. The existing chimney stack to the northern elevation would be removed and the works to replace and brick up windows and doors to the southern elevation would be carried out.

Proposed external materials would comprise brickwork and painted render to the walls, plain roof tiles and white uPVC windows and 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 policy:
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
- Other Matters
- Biodiversity Net Gain

Design and Character

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'

With regard to loft conversions and roof extensions, Principle DG52 notes that:

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.

Whilst the existing street scene features a number of other bungalows of a traditional estate style appearance, a number of dwellings appear to have been previously extended at loft level. Some properties have been extended through various forms, including the addition of side dormers and loft conversions.

The proposed development would include the conversion of the loft space to incorporate habitable accommodation. In order to facilitate space for this conversion, the proposed works would not raise the ridge height but include a number of side dormers. Whilst these dormers would not be of an optimal appearance, it is considered that similar examples feature within the existing street scene. Accordingly, it would not be considered reasonable to resist the application on this basis.

Additionally, the existing dwelling would be extended to the rear through the addition of a first-floor extension. In order to accommodate the extension, the existing dwellings rear hipped roof would be removed and a pitched roof design would be utilised. Furthermore, the existing single storey rear

element would be changed to use a crown roof form. Whilst these alterations would increase the properties overall bulk and scale, it is considered that these alterations would be set to a relatively discrete position with regard to the street scene. Furthermore, the use of matching materials such as rendered walls and matching roof tiles would likely help the proposal assimilate with the existing.

To the side (northern) elevation, the existing brick-built chimney stack would be removed. It is considered that this feature is of little architectural merit and the dwelling would retain the other existing chimney stack to the other side (southern) elevation.

Whilst the proposed front rooflight would be set within a visually prominent position with regard to the streetscene, it is considered that a number of similar front rooflights can be observed within the locality. Accordingly, this feature would not be taken in isolation and would not likely appear overly incongruous within its local context.

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"

To the north of the application dwelling, there is an existing dormer with a side (south) facing window which serves a bedroom and does not currently utilise obscure glazing. The proposed development would create a side (north) facing dormer at a similar height to the neighbours and therefore likely offer views directly towards the neighbour. However, the dormer window at the application site would serve a non-habitable shower/ bathroom. As such, it is likely that a frosted glass finish will be used irrespective of whether a condition would require this or not.

To the other side (south) elevation, two dormer windows would be added, one would serve as a primary window to bedroom 2 while the other would be a secondary window to the main bedroom. The proposed dormer window to bedroom 1 would likely face out towards the neighbouring garden, thus allowing views towards this space. The immediate neighbouring property at No.43 has one ground floor un-obscure glazed window to its side (northern) elevation. This window serves a primary window to a dining room/ bedroom. As such, a condition ensuring that both dormer windows to the side (south) are obscure glazed is considered relevant and necessary to ensure that the current level of neighbouring amenities is maintained.

At ground floor level, both side elevations would re-arrange the current fenestration from the existing with some windows blocked up. It is considered that the new window and door openings would reflect the current level of outlook offered and would not give rise to an unacceptable overlooking impact.

The proposed extension would increase the overall size, scale and bulk of the existing dwelling. The adjacent neighbouring dwelling at No.47 to the north has a ground floor south-elevation windows which serves a non-habitable shower room. Whilst this room may experience some loss of light, particularly

during the afternoon hours, by virtue of its southern facing orientation it is still considered that sufficient light would be supplied. The south facing rooflight to the neighbouring rear extension would also likely receive ample light due to the same reasons as outlined above.

With regard to the proposed first floor rear extension, it is considered that the proposal would not significantly project out further than the rear elevation of the neighbouring dwelling at No.47. Accordingly, it is not considered that a significant expanse of the two-storey elevation would project adjacent to the neighbouring garden. Moreover, the proposal would not bring the footprint of the development any closer to the neighbouring garden at No.47. The proposed single storey rear extension alteration to a crown roof form would likely help mitigate against this elements overall size and scale. Accordingly, it is not considered that the proposal would inflict an undue overbearing or overshadowing impact on the neighbouring garden.

In terms of the propped extensions impact on the neighbouring dwelling to the south, the existing primary window serving the dining room/ bedroom to the side (north) elevation would likely affected window at No.43. However, it is considered that this window is north facing and receives a lower amount of light due to its current positioning. As such, it is considered that the proposed extension would not result in an unacceptable overshadowing impact in this regard.

Furthermore, there is an existing rear (east) window at No.43 which serves a bedroom. The proposed first floor extension would be offset by approximately 5.7m from No.43 and it is considered that the extension would not significantly protrude the rear elevation the adjacent neighbour. To this end, it is not considered that the extension would result in a significant overbearing or overshadowing impact.

To the rear elevation, a new window would be added within the rear gable. This could potentially be used to access the proposed crown roof and to use this space as a balcony area. Accordingly, a condition restricting this spaces use as a vantage point is considered to be necessary to prevent an unacceptable overlooking impact should permission be granted.

Accordingly, the proposal is considered to comply with the provisions of Policy 9 of the Hassocks Neighbourhood Plan in terms of neighbouring amenities.

Other Matters

Policy 5 of the Hassocks Neighbourhood Plan, among other matters, requires domestic modifications to maximise the inclusion of energy-saving measures and renewable energy generation. Whilst a renewable energy source has not been included within the proposal nor any other energy saving measures, it is not considered sufficiently significant to warrant a refusal on this basis. The proposal would re-use the existing built form and the proposed external modifications would be restricted to a small scale. Such matters would be dealt with through building regulations.

Although the proposed side (south) elevation window serving bedroom 2 would be a primary window, there would also be another source of light through the front facing rooflight. As such, although a condition may be appended restricting this window to be obscured glazed to any permission that may be granted, bedroom 2 is considered to still receive sufficient light for living conditions in a habitable room.

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 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