

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0789	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Single-storey rear extension.		
Site:	35 Queens Drive, Hassocks, West Sussex, BN6 8DF, , , ,		
Validation Date	2 Apr 2025	Overall Expiry Date:	2 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 May 2025
Target Date:	28 May 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	9 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0789

**35 Queens Drive, Hassocks, West Sussex, BN6 8DF, , ,
Single-storey rear extension.
Mr And Mrs Dunn**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage Team

No objection on flood risk grounds and drainage can be dealt with via building regulations.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council

Recommend approval, advice on building regulations.

INTRODUCTION

The application seeks planning permission for a single storey rear extension at 35 Queens Drive Hassocks BN6 8DF.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the Hassocks built up area boundary within a predominantly residential area. The existing dwelling is a single storey detached residential dwelling which is characterised by a mixture of white render and bare brickwork walls, brown clay roof tiles and a mixture of white and grey uPVC window and door frames. Queens Drive is located to the south of the site, residential properties are located to the east and west of the site and a woodland is located to the north of the site. The surrounding area consists of single storey dwellings which are characterised by a variety of external materials.

APPLICATION DETAILS

The proposed single storey extension measures some 4.0 metres in depth, 4.5 metres in width, an eaves height of 2.7 metres and a total height of 4.4 metres. The proposed works would be characterised by external materials similar in appearance to those used in the existing dwelling.

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 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:

Policy DP26 - Character and Design
Policy DP41 - Flood Risk and Drainage

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.

Hassocks Neighbourhood Plan (adopted June 2020)

Relevant policies:

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

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 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:

DPS4: Flood Risk and Drainage
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)

ASSESSMENT

Character and Appearance

Policy DP26 of the Mid Sussex 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:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *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;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *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 DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

A similar ethos is found within policy 9 of the Hassocks Neighbourhood Plan.

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.'*

Principle DG51 specifically relates to rear extensions and states that *'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 works would be characterised by external materials similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposed extension is of a modest single storey nature and due to its location, there would be limited views of it from the surrounding area. It's pitched roof appearance would be similar to the existing dwelling and there are similar extensions within the surrounding area. It would also be appropriately subordinate in height to the existing dwelling.

Taking into account the above the proposed works are considered to address the character and scale of the existing and surrounding buildings. The existing highways access and parking arrangement will remain unchanged which is considered acceptable. The proposal is considered to comply with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and principles DG49 and DG51 of the Mid Sussex Design Guide.

Flood Risk and Drainage

Policy DP41 of the Mid Sussex District Plan states in part:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The site is located in an area of increased surface water flood risk. The Council's Drainage Engineer had raised no objection to the application subject to the measures being implemented as stated. As such the proposal is considered to be acceptable in respect of its impact on flood risk and drainage and it would comply with the above part of policy DP41 of the Mid Sussex District Plan.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan in part seeks to ensure 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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Policy 9 of the Hassocks Neighbourhood Plan in part seeks to ensure that development:
'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;'

Policy 9 of the Hassocks Neighbourhood Plan requires that development does not cause unacceptable harm to neighbouring amenities whereas policy DP26 of the Mid Sussex District Plan 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.

The proposal is of a modest single storey nature and would be set away from the boundaries of the site. Due to the location of the proposed openings they would not have direct views into neighbouring properties private amenity spaces. As such the proposed works are not considered to have an unacceptable impact on the amenities of the neighbouring properties specifically in terms of impact on privacy, outlook, daylight, sunlight and security and it is considered to comply with the above-mentioned part of policy 9 of the Hassocks Neighbourhood Plan.

Sustainable Development

Policy 5 of the Hassocks Neighbourhood Plan states:

'Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation'

The Parish Council have advised the applicant 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 the above policy. 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, as such is considered acceptable in regards to the above mentioned policy.

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 proposed works would address the character and scale of the existing and surrounding buildings and landscape and it would not cause unacceptable harm to the amenities of neighbouring properties. The proposal would have an acceptable impact in terms of sustainability and flood risk. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP26 and DP41 of the Mid Sussex District Plan, principles DG49 and DG51 of the MSDC Design Guide SPD, policies 5 and 9 of the Hassocks Neighbourhood Plan and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans