

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3003	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Replacement rear extension, infill floor extension. Additional first floor window to side elevation.		
Site:	11 Bonny Wood Road, Hassocks, West Sussex, BN6 8HP, , , ,		
Validation Date	1 Dec 2025	Overall Expiry Date:	25 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Feb 2026
Target Date:	26 Jan 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	26 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3003

**11 Bonny Wood Road, Hassocks, West Sussex, BN6 8HP, , ,
Replacement rear extension, infill floor extension. Additional first floor window to side elevation.
Amanda Hilken And Craig Moran**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

HASSOCKS PARISH COUNCIL OBSERVATIONS

Recommend permission is granted

INTRODUCTION

This application seeks planning permission for a replacement rear extension and an infill first floor extension and an additional window to the side elevation.

RELEVANT PLANNING HISTORY

CN/031/88 - Two storey rear extension. Permission 1988-12-21
08/01774/FUL - Single storey rear addition and proposed porch to front of property. Permission 2008-07-21

SITE AND SURROUNDINGS

The application relates to 11 Bonny Wood Road, a detached two-storey dwelling set on the south-western side of the highway. The dwelling is set back from the highway edge by a front brick paved driveway which extends to the side of the property, leading to a single storey garage. The existing dwelling has previously benefitted from a rear extension which connected the main dwelling to the originally separate garage.

Bonny Wood Road is residential in nature and is characterised by mainly detached dwellings of varying designs.

The site is within the built-up area for Hassocks as defined in the District Plan (DP). The site borders the South Downs National Park to its rear boundary (south-west) as well as ancient woodland.

APPLICATION DETAILS

The current proposal is to replace the rear floor extension at ground floor level and to also create a first-floor infill extension. Externally materials will match the existing dwelling. Changes are proposed internally and a new window will be added to the first floor on the north-western elevation facing no. 13 Bonny Wood Road. It is proposed that the window will be obscured and only be openable 1.7m above floor level.

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:

DP18: Setting of the South Downs National Park

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.

Hassocks Neighbourhood Plan

The Neighbourhood Plan was made on the 24th June 2020 and forms part of the development plan.

Relevant policies:

Policy 5 - Enabling Zero Carbon

Policy 6 - South Downs National Park

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:

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)

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
- Setting of the South Downs National Park
- Impact on neighbouring properties
- Sustainability
- Biodiversity Net Gain

Impact on Design and Character

Policy DP26 of the District Plan relates to character and design and states in part that:

'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;*
- 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);*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;'*

Policy 9 of the Neighbourhood Plan 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:

- 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.'*

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 relates to rear extensions and 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 proposal consists of a replacement of the existing rear extension and an infill extension to the first floor. There will not be an enlargement of the footprint of the dwelling, however the floorspace on the first floor will be increased.

The current roof of the rear extension is a pitched glazed roof. The replacement roof will be pitched with rooflights. Externally the materials will match those of the existing dwelling.

To the first floor, there is a previous two-storey extension which was positioned on the south western half of the dwelling. The proposed infill extension will establish a continuous first floor level that extends to align with the rear elevation of the dwelling. As the proposal is to the rear of the property and not visible from the public domain, it will not negatively effect the character of the area.

An additional window is proposed to the first floor on the side elevation to provide light into a new room that is being created internally. The window will be obscure glazed and will only be openable 1.7m above the floor level. It will not impact the street scene nor the character of the area.

The proposal is therefore considered to accord with policy DP26 of the Mid Sussex District Plan, Policy 9 of the Hassocks Neighbourhood Plan and complied with the design principles DG49 and DG51 of the Mid Sussex Design Guide.

Setting of the South Downs National Park

Policy DP18 refers to the setting of the South Downs National Park. It states, in part, that:

'development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.'

The Hassocks Neighbourhood Plan states in Policy 6 that:

'Development proposals on land outside of, but contributing to, the setting of the South Downs National Park will be supported where proposals:

- Do not detract from, or cause detriment to, the special qualities and tranquility of the South Downs National Park; and*
- Do not unacceptably harm the South Downs National Park or its setting.'*

Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development

within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

The boundary for the South Downs National Park forms the rear boundary of the site. It is considered that the proposed development would be viewed within the context of the existing residential plot and building. Accordingly, the proposal is not considered to detract from the setting of the South Downs National Park and would comply with the above mentioned policies.

Impact on Neighbouring Properties

Policy DP26 of the District Plan refers to amenity and states that development proposals 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'*.

Policy 9 of the Neighbourhood Plan states that development proposals should *'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.'*

In cases where there is a discrepancy between District and Neighbourhood Plan policies, legislation states that that greater weight should be given to the Plan (and policy) that has been adopted at a later date. In this instance the Hassocks Neighbourhood Plan was made in June 2020 and the Mid Sussex District Plan adopted in March 2018. As such, it is considered that greater weight should be given to the Neighbourhood Plan policy 9, with the test being whether the proposal would result in unacceptable harm to neighbouring amenities.

The extension is to the rear of the property with the main change being to the first floor footprint. Views of the proposed extension will be limited to no. 9 which is located to the south east of the application dwelling. No additional windows are proposed on this side elevation, so there are no concerns that the extension will have an impact in terms of overlooking. Due to the staggered building line, there will also not be an impact to no.9 in terms of light. Therefore, it is not considered that there would be any significant impacts to the neighbouring property at no. 9.

The side elevation of the dwelling facing no 13 will have an additional window at first floor level to provide light to the new room that has been created by the internal remodelling. The window will be obscure glazed and will only be openable 1.7m above the floor level. It is therefore considered that this will not create any impact to the neighbours in terms of overlooking, privacy or light.

The proposal is therefore considered to accord with policy 9 of the Hassocks Neighbourhood Plan and policy DP26 of the Mid Sussex District Plan.

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 among other matters, requires domestic extensions to maximise the inclusion of energy-saving measures and renewable energy generation.'*

Whilst no particular energy saving measures have been outlined within the submitted proposed plans, it is considered that this matter can be dealt with at the building regulations stage. The absence of further information on this matter is not considered to warrant a refusal of the application on this basis.

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

The proposed development is considered acceptable in terms of design and it is also considered that the proposal should not have an impact on the neighbouring properties nor parking. The proposal therefore accords with policies DP21 and DP26 of the Mid Sussex District Plan and policies 5, 6 and 9 of the Hassocks Neighbourhood Plan.

Decision: Permission

Case Officer: Tracie Axford