

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1869	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Two three-storey rear extensions, a single storey rear extension, two hip to gable enlargements, a rear dormer, a single storey side extension, solar panels within south, east and west facing roof slopes, new timber front gates, render to walls and replacement window and doors frames.		
Site:	50 Hurst Road, Hassocks, West Sussex, BN6 9NL, , , ,		
Validation Date	23 Jul 2025	Overall Expiry Date:	18 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Sep 2025
Target Date:	17 Sep 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
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Signed and Agreed By:	Steven King	Date:	17 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1869

**50 Hurst Road, Hassocks, West Sussex, BN6 9NL, , ,
Two three-storey rear extensions, a single storey rear extension, two hip to gable enlargements,
a rear dormer, a single storey side extension, solar panels within south, east and west facing roof
slopes, new timber front gates, render to walls and replacement window and doors frames.
Wooj Property Ltd**

SUMMARY OF REPRESENTATIONS

Three representations received, which contain the following points, in summary:

- No objections to house extensions.
- The proposed works would have a demonstrable negative impact on the local highway network, specifically concerning traffic flow and road safety during both the construction and operational phases of the development. Request a condition to mitigate the risks to road safety.
- The applicant requires express written consent from the joint owner to undertake any works on the property.
- Object to construction of front wall, which does not match the elevation in the application.

(The new frontage wall which has been referred to in the representations is the subject of a separate retrospective application under DM/25/2104, referred to below)

SUMMARY OF CONSULTEES

Flood Risk and Drainage: The development is for a residential extension which is located within an area at very low flood risk from all sources.

The flood risk and drainage team have no objection to the proposed development and recommend that drainage is managed via Building Regulations and Building Control, as necessary.

Tree Officer: It has been confirmed on the file that a tree report is not required, as there are no trees within 15m of the proposal.

Naturespace/Newt Officer: Following the submission of the applicant's ecological report, "Preliminary Ecological Appraisal, 50 Hurst Road, Hassocks, West Sussex, CT Ecology, January 2025", we can confirm that we are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

Archaeological Adviser: Given the submitted report I am happy to recommend that no archaeological condition is required.

Environmental Health: I have no objections to this application. However, during the implementation phase there are some environmental impacts that will need to be controlled. This can be addressed by appropriate conditions, eg. Construction Management Plan, Hours of work, prohibition of burning materials on site and control of noise and dust.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council: Recommend Approval is granted.

INTRODUCTION

This application seeks planning permission to construct two three-storey rear extensions, one single storey rear extension, a hip to gable enlargement, a rear dormer, a first-floor front extension, an enlarged replacement front dormer, a single storey side extension, solar panels to the existing roof slopes, replacement roof tiles, timber front gates, render to walls and replacement window and door frames at 50 Hurst Road Hassocks.

The application follows the recent approval for the same development proposal, which was submitted and approved under planning reference DM/24/2504. The reason for the resubmission is to ensure that the correct owner notification procedure has been followed.

RELEVANT PLANNING HISTORY

Retrospective application for the erection of a new front boundary wall and entry gate. (Amended Notice 1 served 09/09/2025). Yet to be determined.

DM/25/1297. Discharge of planning conditions nos 7 and 9 relating to planning application.

DM/25/1219. Discharge of Condition No 4 of DM/24/2504. Yet to be determined.

DM/24/2505. Split decisions July and September 2025.

DM/24/2505. Proposed tennis court to rear garden. Approved March 2025.

DM/24/2504. Two three-storey rear extensions, a single storey rear extension, two hip to gable enlargements, a rear dormer, a single storey side extension, solar panels within south, east and west facing roof slopes, new timber front gates, render to walls and replacement window and doors frames. Approved March 2025.

SITE AND SURROUNDINGS

No 50 Hurst Road is a detached house, located on an established residential road of mixed house types which links Hurstpierpoint to Hassocks. The property is located in the countryside area between the Built Up Area boundaries of the two villages.

The site is located within a Red Grade Archaeological Notification Area close to the line of a Roman Road.

The existing dwelling is a two-storey detached residential property which is located within a significantly sized plot. The walls of the existing dwelling are finished in cream render, with timber framing on the front elevation and brown brickwork, with brown clay roof tiles and brown timber and uPVC window and door frames. The existing dwelling has a traditional design and appearance.

There is an existing integral garage and the driveway provides two off-street parking spaces to the front of the dwelling. The existing rear boundaries are a mixture of close board and open rail fencing, with large hedges and trees. The existing front boundary treatment consists of a hedgerow measuring some 1.8 metres in height. A new wall has been constructed, and this is the subject of a retrospective application under DM/25/2104.

The existing dwelling is set within a significantly sized plot with the sloping garden extending to the north. Hurst Road is located to the south of the site, open countryside is located to the north of the site and residential properties are located to the east and west of the site.

The dwellings within the surrounding area are predominantly of a larger scale than the house at No 50 and are a mixture of traditional and contemporary designs.

APPLICATION DETAILS

The proposed two three-storey rear extensions are submitted for approval and the plans accord with those approved under DM/24/2504.

The proposed extensions would measure 8.0 metres in depth at lower ground floor and ground floor level and some 6.0 metres in depth and first floor level, they would measure some 4.5 metres in width, with a lowest eaves height of 5.3 metres, a highest eaves height of 6.8 metres and a total height of 9.4 metres.

The proposed single storey rear extension measures some 2.2 metres in depth, 3.7 metres in width, an eaves height of some 2.3 metres and a total height of 3.7 metres. The hip to gable enlargement would measure some 4.2 metres in depth, 4.4 metres in width and a total height of 4.9 metres.

The proposed rear dormer would measure some 1.9 metres in depth, 2.4 metres in width, 1.3 metres in eaves height and 2.0 metres in total height.

The proposed first-floor front extension would measure some 4.7 metres in depth, 3.2 metres in width, an eaves height of 2.1 metres and a total height of 4.1 metres.

The proposed replacement front dormer measures some 3.2 metres in depth, 2.7 metres in width, an eaves height of 2.0 metres and a total height of 3.9 metres.

The proposed single storey side extension measures some 13.5 metres in depth, 2.8 metres in width, an eaves height of 3.8 metres and a total height of 4.8 metres.

The proposal includes solar panels to the southern facing roof slope and the eastern and western facing roof slopes of the proposed three-storey rear extensions. The proposal also seeks to install an increased parking area to the front of the dwelling which will be characterised by gravel and install panelled timber gates to the south of the site. The proposed gates would measure some 2.0 metres in height and 3.4 metres in width.

As part of the proposed works the proposal seeks to replace the existing render and brick work walls with grey painted render. The proposed extensions would also be characterised by grey painted render walls. The existing and proposed roof slopes will be finished in slate roof tiles and inset solar panels. The proposed and existing window and door frames are to be a grey composite material.

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, the Hassocks Neighbourhood Plan and Site Allocations DPD.

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:

- DP12 Protection and Enhancement of Countryside
- DP21 Transport
- DP26 Character and design
- DP29 Noise, Air and Light Pollution
- DP34 Listed Buildings and Other Heritage Assets
- DP41 Flood Risk and Drainage

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Hassocks Neighbourhood Plan -made 24 June 2020.

Relevant policies:

Policy 1 Local Gaps
Policy 4 Managing Surface Water
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:

DPS2 Sustainable Design and Construction
DPS4 Flood Risk and Drainage
DPC1 Protection and Enhancement of the Countryside
DPB1 Character and Design
DPB2 Listed Buildings and other Heritage Assets
DPT4 Parking and Electric Vehicle Charging Infrastructure

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)

West Sussex County Council Guidance on Parking at New Development (September 2020)

ASSESSMENT

Character and Appearance and Protection and Enhancement of Countryside

Policy DP12 of the Mid Sussex District Plan seeks to maintain or where possible enhance the quality of the rural landscape character of the District.

Policy DP26 of the Mid Sussex District Plan, in part, 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.'*

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 DG50 of the Mid Sussex Design Guide in part states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Side extensions - Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

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.'

Principle DG52 relates to loft conversions and roof extensions and states 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. Further guidance on dormer windows and rooflights is provided in chapter 6 under sections 6.3.5 to 6.3.8.'

Section 6.3.5 to 6.3.8 states:

'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.

6.3.8 Rooflights that follow the roof profile can be an appropriate substitute for a dormer where it is important to retain the profile of the roof slope or avoid a dormer that break the eaves line. Care though needs to be taken to avoid them dominating the roof. Rooflights are best designed with a slender-profile that are flush with the roof slope.'

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

The proposed works would not be characterised by external materials similar in appearance to the existing dwelling. The existing materials are relatively traditional in their appearance whereas the proposed external materials will be of a more contemporary appearance. There is a variety of contemporary and traditional materials within the surrounding area. The proposal would retain the existing timber framing to the principal elevation which would relate to the original design of the existing dwelling. The proposal also seeks to replace the existing brown clay roof tiles with grey slate roof tiles, which would be more contemporary in their appearance and would be similar in appearance to other dwellings within the surrounding area.

Taking into account the above, the proposed external materials are considered acceptable and it is felt that the proposal in respect of this element addresses the character of the surrounding area and would maintain the quality of the rural landscape character of the District. Details of the proposed external materials can be secured by a suitably worded condition.

In terms of the design and scale of the proposed rear and side extensions, they would be subordinate in height to the existing dwelling and due to their location, scale and the existing boundary treatment, there would be limited views of them from the public realm. It is noted that these additions would significantly increase the footprint of the existing dwelling however, the existing dwelling is sited within a significantly sized plot and the existing dwellings within the surrounding area are significantly larger than the existing house at No 50. Due to the scale and location of the proposed single storey side extension it would not close an important gap between buildings.

The proposed front extension would extend above an existing single storey front element, but would be subordinate in scale to the existing dwelling. The proposed gabled first-floor element would reflect the appearance of the existing house frontage.

The hip-to-gable enlargement would increase the size of the existing roof slope and the resulting enlargement would retain the existing barn hipped ends. The proposed replacement front dormer would be set below the ridge of the existing dwelling and it would be of a similar appearance to the existing first-floor gable element within the front roof slope. The proposed rear dormer is relatively modest in its scale and it would set above the eaves of the existing dwelling. Due to its location there would be limited views of it from the surrounding area.

The first-floor front extension and the replacement front dormer would be subordinate to the existing first floor gable element within the front roof slope and all three elements would be of a similar design and appearance providing a relatively symmetrical principal elevation.

The proposed solar panels would be inset within the proposed roof tiles and would result in a more contemporary appearance.

The proposed timber front gates would be set back from the main road and are considered acceptable as there is a variety of front boundary enclosures within the surrounding area. The existing highways access will remain unchanged and the frontage arrangement and new parking provision is to be assessed in a subsequent section of this report.

As such the proposed works are considered to address the character and scale of the existing and surrounding buildings and would maintain the quality of the rural landscape character of the District. The proposed extensions and related works are considered to comply with Policies DP12 and DP26 of the Mid Sussex District Plan, Policy 9 of the Hassocks Neighbourhood Plan and principles DG49, DG50, DG51 and DG52 of the Mid Sussex Design Guide.

Transport

Policy DP21 of the Mid Sussex District Plan in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

The West Sussex County Council September 2020 Parking Guidance outlines that for a development of this size in this location 2.7 parking spaces should be provided. The works remove one parking space within the existing garage. The proposal seeks to enlarge the existing parking area to the front of the dwelling and as such there would be some 3 off-street parking spaces to the front of the dwelling.

The application is considered to comply with Policy DP21 of the Mid Sussex District Plan and the West Sussex County Council September 2020 Parking Guidance.

Neighbouring Amenities

Policy DP26 of 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, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'

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 proposed works are set some 7.8 metres from the western boundary of the site and some 5.0 metres from the eastern boundary of the site. The proposal does not include any first-floor side facing windows and given the location of the ground floor openings, they would not have direct views into neighbouring properties private amenity spaces. There is relatively significant boundary treatment surrounding the site and there are no residential properties to the north or south of the site. Due to the orientation of the proposed roof lights they would not have direct views into neighbouring properties private amenity spaces.

Taking into account the above 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 and the Mid Sussex Design Guide SPD.

Archaeology

Policy DP34 of the Mid Sussex District Plan takes into account a range of heritage assets, including archaeology, in a manner appropriate to their significance. The application site is located in an a WSCC Archaeological Notification Area for multi-period archaeological features. Under application DM/24/2504 the Council's Archaeological Consultant recommended a condition to secure a programme of archaeological trial-trenching is undertaken on the site prior to any development or groundworks commencing. A recent Evaluation Report has been submitted under Discharge of Conditions application, which has been reviewed and the Archaeological Consultant now states that a planning condition is not required for this application.

Taking into account the above it is considered that the existing heritage assets will be suitably protected and as such the proposal complies with Policy DP34 of the Mid Sussex District 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, as for the approved application DM/24/2504 the proposal is considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The proposal would not cause unacceptable harm to the amenities of neighbouring properties, it would have an acceptable impact in terms of sustainability, highways impact and impact on existing heritage assets. The application is also exempt from the

requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP12, DP21, DP26 and DP34 of the Mid Sussex District Plan, principles DG49, DG50, DG51 and DG52 of the MSDC Design Guide SPD, Policies 5 and 9 of the Hassocks Neighbourhood Plan, the West Sussex County Council: Guidance on Parking at New Developments and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Anna Tidey