

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2878	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed wooden shed in rear garden for storage of bicycles, lawn mower and tools.		
Site:	40 The Fairway, Hassocks, West Sussex, BN6 9JU, , , ,		
Validation Date	24 Nov 2025	Overall Expiry Date:	9 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Feb 2026
Target Date:	19 Jan 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	11 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2878

**40 The Fairway, Hassocks, West Sussex, BN6 9JU, , ,
Proposed wooden shed in rear garden for storage of bicycles, lawn mower and tools.
Mr Christopher Sargeant**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

HASSOCKS PARISH COUNCIL OBSERVATIONS

Recommend permission is granted.

INTRODUCTION

This application seeks planning permission to erect a wooden shed in the rear garden for the storage of bicycles, lawn mowers and tools.

RELEVANT PLANNING HISTORY

DM/16/1775 - Outline application for comprehensive redevelopment comprising: up to 130 residential units; replacement golf clubhouse; new driving range; new golf holes; new maintenance store; strategic landscaping; and associated drainage and access works. Permission granted 30.06.2017.

DM/18/2616 - Full application for comprehensive redevelopment of the site comprising of 165 residential units (Use Class C3), landscaping, car parking and associated drainage and access works. Amended plans received 26 October showing revised elevations, street scenes and landscaping. Permission granted 28.03.2019.

SITE AND SURROUNDINGS

No. 40 The Fairway is a two storey, semi-detached house located on a modern residential estate to the west of London Road in Hassocks.

The property benefits from an attached garage which adjoins the attached garage at no. 38 The Fairway. One off-road parking space is located to the front of the garage.

The rear garden lies to the east of the house and is enclosed on all sides by 1.8 metre high close boarded fencing. The rear garden is accessible via the house or attached garage.

In terms of planning policy, the property lies within the built-up area of Hassocks. It also falls within a grade red West Sussex County Council Archaeological Notification Area.

APPLICATION DETAILS

Proposed plans show that the wooden shed would be installed adjacent to the southern boundary with no. 38 The Fairway.

Amended plans have been submitted to clarify the dimensions of the shed. It will measure 2.44 metres wide by 1.83 metres deep, with a shallow mono-pitched roof proposed that measures 2.02 metres high to the rear and 2.22 metres high to the front.

The shed will be used to store bicycles, a lawn mower and tools. It will be constructed from Redwood timber, with a tongue and groove floor and roof, with heavy duty mineral felt applied to the roof.

Planning permission is sought as permitted development rights for the property were removed when the original planning permission for the estate was granted.

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

DP34 listed buildings and other heritage assets

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.

Relevant policies:

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
DPS6 health and well being
DPB1 character and design
DPB2 listed buildings and other heritage assets

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)

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations .

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
h) assess the significance of heritage assets and the contribution they make to their environment; and
(i) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

210. In determining applications, local planning authorities should take account of:
(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
(c) the desirability of new development making a positive contribution to local character and distinctiveness.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible 76 . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Impact on neighbouring residential amenities
- Impact on archaeological notification area.

Design and Impact on character of area

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:

- 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 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 relates to character and design and states that:

'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.'*

The proposed shed is considered acceptable in terms of design, form and scale and should have limited visual impact upon the appearance and character of the area, being sited to the rear and well screened by existing houses in views from the public realm.

A number of outbuildings can be seen in the gardens of neighbouring properties, such as a greenhouse that has been installed within the rear garden of the adjoining property at no. 38, and sheds to the rear of properties on Sunningdale Road.

The proposed development is therefore considered in keeping with the area and should not have a harmful impact upon its character and appearance, thereby according with policy DP26 of the District Plan and policy 9 of the Neighbourhood Plan.

Impact on amenity

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'.

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 the Neighbourhood Plan was adopted at a later date to the District Plan, 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.

Given the modest, subordinate scale of the outbuilding it is not considered that the proposal would cause unacceptable harm to neighbouring amenities in terms of affecting light levels, outlook and privacy.

The rear garden at no. 40 is well enclosed with a 1.8 metre high close boarded fence lining its perimeter and therefore only a small proportion of the shed will be visible above the existing fence in views from adjoining properties.

The proposal therefore accords with policy 9 of the Neighbourhood Plan.

Archaeological impact

The property lies within a WSCC Archaeological Notification Area covering multi-period settlement activity (REF: DWS8613 (Mid Sussex 006) -- GRADE: Red).

Section 16 of the NPPF is therefore relevant in this instance, as is policy DP34 of the District Plan, which states in part that *'the Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.'*

As the proposed development is minor in scale and should not involve extensive ground works, it not considered that the proposal would have an adverse impact upon the significance of the designated heritage asset, however a condition can be attached to the planning permission to ensure that if any items of archaeological interest are found during the course of building works, then appropriate action would be undertaken.

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.

Other matters

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the modest scale of the development, within an enclosed residential garden, it is not considered that the proposal would have any impact upon

newts or their habitat. An informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

PLANNING BALANCE AND CONCLUSION

The proposed shed is considered acceptable in terms of design, form and scale such that it should not detract from the appearance and character of the area, or cause unacceptable harm to neighbouring amenities. The significance of the Archaeological Notification Area should be conserved. The proposal therefore accords with policies DP26 and DP34 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan and relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Deborah Lynn