



PLANNING STATEMENT

MARCH 2026

R L Planning

OUTBUILDING

**25 DALE AVENUE
HASOCKS
BN6 8LP**

THE SITE AND ITS SURROUNDINGS

The Site

The dwelling

- No. 25 is a two-storey semi-detached family house on the Northern side of Dale Avenue
- It comprises a large open-plan kitchen, dining room and lounge on the ground floor and three bedrooms above
- Brick elevations, with white uPVC windows, can be found under a hipped roof with concrete pantiles

Its curtilage

- The property benefits from a large rear garden, which is fully enclosed by fencing and mainly laid to grass
- It extends Northwards down to the small watercourse running along the rear gardens on this side of the road
- At the Northern end there are two gabled outbuildings - one shed and one summerhouse (both are to be demolished and replaced by the proposal)
- There is a raised terrace adjacent to the rear of the house, with steps leading down to the lawn
- The overall drop in land levels from the house and terrace to the rear boundary is understood to be approximately 1m
- The frontage is open and a couple of off-road parking spaces are provided on the driveway

Its Surroundings

- The Site is on an established residential road, falling within the identified 'Built Up Area' of Hassocks
- There is a mixture of dwelling types, including bungalows, with a wide range of building designs and materials
- The other house in the pair (no. 27) has a similar garden to the Application property but the garden serving the detached house to the West (no. 23) is much wider
- Trees offer an effective and soft screen to the extensive plot to the rear / North (which, along with the adjacent plot, is being redeveloped with a large block of retirement apartments under Planning reference **DM/23/3114**)
- Downlands Community School is within a short walking distance
- The Application Site falls within Flood Zones 2 and 3 (please see the accompanying **FRA**)

THE PROPOSAL

- The proposed development is for a new detached outbuilding, elevated on decking, at the far end of the garden
- It will replace the existing ones mentioned above
- The proposed building has a simple appearance which is considered to be appropriate for the Site's setting
- Its modest height and harmonious external finishes limit any visual impact

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- The general principles for residential amenity and household extensions set out in the Council's '**Design Guide**' Supplementary Planning Document (SPD), have been taken into account during the design process

Profile and dimensions

- The proposed outbuilding has a rectangular footprint measuring under 17.5 sqm
- The decking would extend around the South and East elevations, providing a stepped entrance and a ramp for functional access
- In terms of its profile, it has been designed with a shallow mono-pitch roof, with a small overhang at the front
- The minimum internal height has been limited to 2.03m and the development's maximum external measurement, taking the decking into account, is 2.8m

Uses

- The main room will provide a general relaxation space away from the hub of the house and offers a contemporary replacement of the summerhouse
- A garden store is incorporated into the overall design (to replace the shed) and will be accessed independently via an external door
- Both uses will be incidental to the enjoyment of the dwelling

Main materials

- Externally the outbuilding will have a mixture of thermally modified timber and dark metal cladding
- The image below shows the appearance of the proposed cladding (the heat process simply improves the durability and stability of the timber)

Proposed timber cladding (thermally modified)



- The roof will be finished with dark metal panels
- This combination provides a low maintenance option for garden buildings such as this and will continue to look aesthetically pleasing in many years to come

Fenestration

- The principal elevation includes a set of French doors
- The frames will be powder-coated aluminium, anthracite in colour
- To assist with natural ventilation a window will also be installed on the South elevation
- A solid external door, and the associated ramp, will serve the dedicated store
- Both the other elevations will be blank and no rooflight is proposed

Groundworks and drainage

- No excavation / level changes are proposed

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- An adjacent water butt will enable surface water to be controlled close to its source and for the rainwater to be used as a resource (harvested for the garden vegetation)

Neighbouring trees

- There are some off-Site trees nearby but none of them need to be felled or pruned to facilitate the proposed development
- The outbuilding will be constructed using ground screws (the piling layout is shown on **Drawing no. 001 Rev C 3/3**)
- No underground services / water pipes etc are required
- Due to these non-invasive foundations (and the generous garden / terrace space for construction storage etc), the operations associated with this small-scale proposal can be undertaken with minimal adverse impact on any far-reaching roots

ADHERENCE WITH POLICY

- The principle of the development is considered to be acceptable and its overall appearance is sensitive to its surroundings
- Notably, contrasting slate tiles and aluminium sliding doors were approved under Planning Permission reference **DM/20/1313** for a single storey rear extension (not implemented and now expired)
- The outbuilding would appear as a subservient addition and maintain the visual primacy of the dwelling
- The proposed floorspace is proportionate to the family house and replaces an existing summerhouse
- The store element is required for garden maintenance equipment etc (in place of the separate shed)

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- The outbuilding's position, scale, bulk and height won't result in any unacceptable visual impacts or adversely affect local amenity
 - The proposal does not affect the existing parking provision and there would still be sufficient external amenity space for no. 25
 - Due to the chosen foundation system, the project won't have a detrimental impact on the health and longevity of neighbouring trees

District Plan

- It is considered that the proposal adheres with the relevant policies in the Development Plan, particularly **Policies DP26, DP37 and DP39**
- This is in addition to the Policy referred to in the **FRA**
- Together, they seek to ensure proposals are well designed, respond positively to local context and character and are respectful of the amenity of neighbouring properties
- There are no new issues raised in the emerging District Plan

Hassocks Neighbourhood Plan

- On a more local level, the proposal adheres to the objectives of **Policy 9**

NPPF

- The general aims and objectives of these local Policies are reflected in the NPPF
- As set out at the beginning of **Section 12**, good design is a key aspect of sustainable development and creates better places in which to live and work
- In particular, **criterion c of paragraph 135** states that decisions should ensure that developments are sympathetic to local character and history,

including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change