

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0266	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Erection of a front gable end extension and porch, replacement of roof to existing side extension, installation of new windows and a skylight, removal of existing timber cladding to front facade.		
Site:	26 Semley Road, Hassocks, West Sussex, BN6 8PE, , , ,		
Validation Date	3 Feb 2025	Overall Expiry Date:	9 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Apr 2025
Target Date:	31 Mar 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	17 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0266

**26 Semley Road, Hassocks, West Sussex, BN6 8PE, , ,
Erection of a front gable end extension and porch, replacement of roof to existing side extension,
installation of new windows and a skylight, removal of existing timber cladding to front facade.
Mr Dan McCaffrey**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Southern Water - no objection

PARISH COUNCIL OBSERVATIONS

RECOMMEND APPROVAL. The applicant is advised 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 Policy 5 'Enabling Zero Carbon' of the Hassocks Neighbourhood Plan which states that proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation. Energy saving measures include floor, roof and wall insulation, and low u-value windows (which may need to be triple glazed). These requirements may require amendments to your design which could affect the drawings submitted for planning permission. The applicant may wish to note that alterations that are built to a Nearly Zero Energy standard, are unlikely to need further retrofitting to minimise the carbon emissions that the nation is required to reduce to zero by 2050. As retrofitting an existing home to be highly energy efficient is more complex than doing so for a new building, applicants may wish to look at the 'EnerPHit' standard that the Government is understood to be considering as the applicable 'Nearly Zero Energy' standard in this context, or at the Archetypes published by the London Energy Transformation Initiative for u-values for your extension walls, windows etc. and for ventilation and overheating prevention standards to be achieved.

INTRODUCTION

The application seeks planning permission for the erection of a two-storey front extension with porch, replacement roof to existing side extension, installation of new windows and rooflight to north side elevation, new window to south side elevation and rooflight to front elevation and remove timber cladding to the front elevation.

RELEVANT PLANNING HISTORY

DM/19/2813 - Addition of second storey to bungalow to create 4 bedroom house. New front porch and internal alterations. Permission.

DM/21/1717 - (Amended plan received 15.06.2021) Application seeks to make amendments to approved application DM/19/2813, to change the colour and type of cladding with render on the first floor side elevations, add a new window on the rear north side elevation and add two rooflights to the rear facing roof. Permission.

SITE AND SURROUNDINGS

The application is a detached two storey dwelling located on the east side of Semley Road, within the built-up area boundary of Hassocks.

The application property has a hipped roof and is constructed from white render at ground floor level and black painted timber cladding at first floor level, artificial slate roof tiles and anthracite aluminium fenestration. The dwelling is set back from the highway with off street parking to the front and an attached garage on the south side of the dwelling. The locality is characterised by detached bungalow and two-storey dwellings of varying form scale and design. To the east of the site lies the railway line.

APPLICATION DETAILS

The application seeks planning permission for a two-storey front extension, with porch, with a width and depth of 2.25 metres and 1.25 metres. The extension will have a gable end with an eaves height of 5.30 metres and an overall height of 6.15 metres. A pitched roof porch canopy will extend an additional 0.90 metres on the ground floor level. The extension will include a front facing window at first floor level. The extension will be white render to match the existing dwelling with roof tiles and fenestration to match the existing dwelling.

The black timber cladding at first floor level is to be removed on the front elevation and replaced with white render.

The existing lean-to garage roof is to be raised and created into a flat roof by a maximum of 0.35 metres with an overall height of 2.60 metres. The flat roof will have a width of 2.0 metres and a depth of 7.10 metres. The roof will use liquid applied waterproofing.

2. no rooflights are to be installed, 1 on the front elevation serving a room and 1 on the north side elevation serving a stairway. The rooflights will protrude approximately 0.10 metres.

New windows are proposed on the north side elevation. 1 no large 1.20 metre by 1.40 metre window at first floor level serving the stairway and 2 no windows at ground floor level. One window is to be approximately 0.60 metres by 1.70 serving the stairway and a 0.45 metre by 1.05 metre window to serve a downstairs toilet.

An additional window serving bedroom 4 is proposed on the south facing side elevation. This is to be obscure glazed and be approximately 1.20 metres by 1.20 metres.

All of the proposed windows will be aluminium to match the existing windows.

Amended plans were received removing the dormer and obscure glazing the side facing window of bedroom 4.

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:

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 (made June 2020)

Relevant policies:

Policy 5 - Enabling Zero Carbon

Policy 9 - Character and Design

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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
- Impact on neighbouring properties
- Sustainable Design
- Other Matters
- Biodiversity Net Gain

Design and Character

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."*

Hassocks Neighbourhood Plan Policy 9 states:

'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 DG50 relates to front and side extensions and in part states that:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

'Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

The proposed front extension is considered acceptable in terms of scale, form and design to the existing dwelling and character of the area. The extension will have a relatively small footprint and the dwelling is set well back from the highway with the extension to be constructed from materials to match the existing dwelling.

The removal of the timber cladding is in keeping with the character of the area as many dwellings along Semley Road, including no. 28 next to the application property, have white render walls.

The installation of roof lights and windows to the side elevation are acceptable in design and character of the area with other dwellings along Semley Road having existing rooflights visible from the street scene.

It is considered that the proposed works would not have a harmful impact on the character of the dwelling and the character of the street scene. The proposal is therefore considered to comply with policy DP26 of the District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Impact on neighbouring properties

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 states that proposals will be supported when it: *'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 states that proposals should not "unacceptable harm" amenities of existing nearby residents and future occupants whereas policy DP26 of the MSDP states that development should not cause "significant harm". 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 front extension would be visible from the street scene and will not create any additional overlooking into neighbouring amenity areas. The extension is located to the centre of the front elevation and will therefore not create any unacceptable loss of light.

The proposed flat roof to the garage will increase the height by 0.35 metres and is located up to the shared boundary with no. 24 Semley Road to the South. The side of the garage faces onto the north side of no. 24 and is of modest height and therefore not to cause unacceptable harm to loss of light.

The front facing rooflight will overlook the street scene and therefore won't cause unacceptable harm to neighbour amenity areas.

The north side facing first floor window and rooflight will both overlook towards no.28 Semley Road, however both windows are to serve stairways and no. 28 has no south side facing windows and as such it is not considered to create an unacceptable harm from overlooking.

The additional window to be installed on the south facing side elevation serving bedroom 4 would be approximately 8.5 metres from the shared boundary with no. 24 with the hipped roof of an existing rear extension to the application property obstructing views to the neighbouring amenity areas. The window is proposed to be obscure glazed and this can be conditioned to ensure that remains as such.

Therefore, there will be no unacceptable harm to neighbour amenity spaces and proposal in this regard complies with DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan.

Sustainable Design

Policy 5 of the Hassocks Neighbourhood Plan in part states:

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

This is a proposal which does not affect the overall sustainability of the house. A renewable energy source has not been included within the proposal nor any other energy saving measures, however the development would need to meet building regulation standards and this is not considered that this would warrant the refusal of the proposal.

Other Matters

Southern Water have provided comments on the proposal and state that any new connection would require a new sewer connection application to be submitted and approved by Southern Water.

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 proposal would not have an adverse impact on the character of the dwellinghouse and locality and would not cause unacceptable harm on the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26, policies 5 and 9 of the Hassocks Neighbourhood Plan, and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Peter Davies