

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0310	Case Officer:	Deborah Lynn
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Erection of a pitched / flat roof single storey rear extension		
Site:	8 Highlands Close, Hassocks, West Sussex, BN6 8LD, , , ,		
Validation Date	6 Feb 2026	Overall Expiry Date:	4 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Mar 2026
Target Date:	3 Apr 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	31 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0310

**8 Highlands Close, Hassocks, West Sussex, BN6 8LD, , ,
Erection of a pitched / flat roof single storey rear extension
Mr And Mrs John Durrant**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objections to proposal.

HASSOCKS PARISH COUNCIL OBSERVATIONS

Noted.

INTRODUCTION

This application seeks to formally establish whether the proposed development, consisting of a single storey rear extension with pitched / flat roof, would constitute permitted development.

RELEVANT PLANNING HISTORY

F.56.81A - Outline application houses or bungalows. Permission granted 15.10.1956.

F.56.81D - Details 18 bungalows. Permission granted 28.03.1957.

SITE AND SURROUNDINGS

The application site consists of a semi-detached 1950s bungalow located within a close of similar properties. The bungalow has a hipped roof to the side with a front gable projection and benefits from a single garage set back to the side and rear of the dwelling. No extensions have been added to the rear of the bungalow.

The external walls of the bungalow are finished with a mix of facing brickwork, white render and black timber cladding to the front gable projection. The roof is finished with plain tiles.

APPLICATION DETAILS

Proposed plans indicate that the rear extension will project approximately 2 metres from the rear wall of the house and will measure 4.25 metres wide by 3.3 metres high with a dummy pitched roof proposed. The eaves of the extension will match those of the bungalow measuring approximately 3.35 metres high.

The extension will be finished with facing brickwork and a plain tiled dummy pitched roof to match the existing bungalow. It will provide an enlarged kitchen / breakfast / dining area. A roof light is proposed to the flat roof section.

LEGAL FRAMEWORK

As this is an application to establish whether the proposed development would benefit from permitted development rights and will be a legal decision, any planning merits cannot be taken into account when considering this application.

The proposal falls to be tested against the relevant criteria of Part 1, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, as detailed below:

PART 1

Development within the curtilage of a dwellinghouse

Class A - enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;...
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;...
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;...
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
- (k) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.; or
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)...

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;...

ASSESSMENT

Planning records indicate that permitted development rights are intact with regards to enlarging the dwellinghouse. The property does not fall on Article 2(3) land.

The proposed single storey extension would be sited to the rear of the bungalow and would project 2 metres from the rear wall, falling within the permitted depth of 3 metres for a single storey rear extension on a semi-detached property.

The extension would not exceed 4 metres in height and the eaves height would not exceed that of the existing bungalow.

The extension will be finished with materials to match the existing exterior of the bungalow.

Not more than 50% of the land within the curtilage of the dwellinghouse (excluding the ground area of the original dwellinghouse) would be covered by buildings.

In view of the above, the proposed development is considered permitted development.

PLANNING BALANCE AND CONCLUSION

The proposed development is found to comply with permitted development criteria as stated under Part 1, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Decision: Permission

Case Officer: Deborah Lynn