

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2697	Case Officer:	Peter Davies
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Demolition of the existing garage, construction of new incorporating green house to rear		
Site:	6 Queens Drive, Hassocks, West Sussex, BN6 8DF, , , ,		
Validation Date	21 Oct 2025	Overall Expiry Date:	13 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Nov 2025
Target Date:	16 Dec 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	24 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2697

**6 Queens Drive, Hassocks, West Sussex, BN6 8DF, , ,
Demolition of the existing garage, construction of new incorporating green house to rear
D Webley Ward**

PARISH COUNCIL OBSERVATIONS

Noted.

REPRESENTATIONS

None received.

INTRODUCTION

This application seeks a Lawful Development Certificate for the demolition of existing garage and construction of new garage incorporating greenhouse to the rear.

SITE AND SURROUNDINGS

The application property is a semi-detached bungalow located on the south side of Queens Drive, within the built-up area boundary of Hassocks.

The application property has a hipped roof and is constructed from brick with render to the front elevation, plain roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking and a garage set back behind the dwelling. The locality is characterised by detached and semi-detached bungalows and chalet bungalows of similar scale and design with varying form.

APPLICATION DETAILS

The existing garage is to be demolished and a replacement garage with greenhouse to the rear is to be constructed. The garage is to be located in the same position as the existing set back behind the dwelling and attached to the garage of no.4. The garage building will have an overall length of 8.23 metres, the garage being 5.83 and the greenhouse 2.40 metres. The building will have a width of 2.90 metres and have a flat roof with a height of 2.50 metres.

The garage is to be constructed from face brickwork with white uPVC windows and doors and the greenhouse section at the rear is to be painted green timber doors and windows.

LEGAL FRAMEWORK

This application is to establish whether the existing development would benefit from permitted development rights and will be a legal decision; planning merits cannot be taken into account when considering this application.

The existing enlargements and alterations will be tested against the relevant criteria of Part 1 Class E Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Permitted Development

**Class E - buildings etc incidental to the enjoyment of a dwellinghouse
Permitted Development**

E. The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development not permitted

E.1 Development is not permitted by Class E 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) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- (d) the building would have more than a single storey;
- (e) the height of the building, enclosure or container would exceed—
 - (i) 4 metres in the case of a building with a dual-pitched roof,
 - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case;
- (f) the height of the eaves of the building would exceed 2.5 metres;
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (h) it would include the construction or provision of a verandah, balcony or raised platform;
- (i) it relates to a dwelling or a microwave antenna;
- (j) the capacity of the container would exceed 3,500 litres; or
- (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

- (a) an area of outstanding natural beauty;
- (b) the Broads;
- (c) a National Park; or
- (d) a World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

ASSESSMENT

The property's planning history has been checked and household permitted development rights are understood to be intact for the element proposed. The property is not located on Article 2(3) land or subject to an Article 4 Direction.

The proposed outbuilding would be situated within the curtilage of the dwellinghouse and the location and dimensions of the proposal complies with the applicable criteria of Class E.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Peter Davies