

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2902	Case Officer:	Hamish Evans
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of condition 1 of planning application DM/24/0407 - to amend the approved plans to allow for design changes.		
Site:	Barn Cottage, Ockley Lane, Hassocks, West Sussex, BN6 8NX, , ,		
Validation Date	27 Nov 2024	Overall Expiry Date:	25 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jan 2025
Target Date:	22 Jan 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	15 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2902

**Barn Cottage, Ockley Lane, Hassocks, West Sussex, BN6 8NX, ,
Variation of condition 1 of planning application DM/24/0407 - to amend the approved plans to
allow for design changes.
Mr Philip Pain**

SUMMARY OF REPRESENTATIONS

No third-party representation letters have been received in response to this application.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council

Recommend approval

INTRODUCTION

This application seeks permission, under section 73 of the Town and County Planning Act 1990, to vary condition 1 of planning permission DM/24/0407 which was granted on the 29th August 2024 for a "New two-storey, three bedroom dwelling with vehicle parking." at Barn Cottage Ockley Lane Hassocks West Sussex BN6 8NX.

RELEVANT PLANNING HISTORY

DM/16/0347. Conversion and extension of existing garage to form a 3 bedroom dwelling. Refused. Dismissed at Appeal.

DM/20/4539. New two-storey, three bedroom dwelling with vehicle parking, garden and new planted hedgerows. Permission.

DM/24/0407. New two-storey, three bedroom dwelling with vehicle parking. Permission.

SITE AND SURROUNDINGS

The application site is located on land to the north of Barn Cottage Ockley Lane and it is located adjacent to the Hassocks built up area boundary which is to the north and west of the site. Ockley Lane is located to the east of the site. Residential properties are located to the north, south and west of the site. To the north of the site is the access road to the Ockley Park development which is located to the west of the application site. The residential property to the north of the site is located in excess of some 30 metres from the site. The existing site has a number of trees a double garage that services Barn Cottage and some 2.0 metre high hedgerows bordering the site. The wider street scene is semi-rural in its nature with a number of detached dwellings that are characterised by a variety of external materials. There are a number of listed building within the wider street scene these include Ockley Manor Farm Cottages a Grade II listed building, Ockley Manor Barn a grade II listed building and Ockley Manor and Ockley Manor North a grade II* listed building.

APPLICATION DETAILS

The application seeks to amend the plans approved under planning permission DM/24/0407 which was granted on the 29th August 2024 for a "New two-storey, three bedroom dwelling with vehicle parking." at Barn Cottage Ockley Lane Hassocks West Sussex BN6 8NX.

The proposed changes consist of removing the permitted faux chimney, to interchange the ground floor window and door to the east facing elevation, the installation of a door to the west facing elevation and the reduction in size of a ground floor window within the west facing elevation.

It should be noted that works to implement planning permission DM/24/0407 have taken place on the site however, the building is not considered to be substantially complete.

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, the Mid Sussex Site Allocations 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.

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 (adopted June 2020)

Relevant policies:

Policy 9 - Character and Design

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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.

DPB1: Character and Design

NATIONAL POLICY

National Planning Policy Framework (NPPF December 2024)

OTHER PLANNING GUIDANCE

Mid Sussex Design Guide Supplementary Planning Document

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.

ASSESSMENT

The application is submitted under Section 73 of the Town and Country Planning Act 1990. The Act states that *"On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application."

The principle of the development has been established by virtue of the previous permission. As such it is only necessary to consider the specific changes that are proposed to the previously approved development. The proposed amendments consist of removing the permitted faux chimney, to interchange the ground floor window and door to the east facing elevation, the installation of a door to the west facing elevation and the reduction in size of a ground floor window within the west facing elevation.

Character and Design

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."*

Policy 9 of the Neighbourhood Plan also relates to character and design and states that:

"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:

- *Is of high quality design and layout;*
- *Contributes positively to the private and public realm to create a sense of place;*
- *Respects the character and scale of the surrounding buildings and landscape;*
- *Protects open spaces and gardens that contribute to the character of the area;*
- *Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- *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;*
- *Creates safe, accessible and well connected environments;*
- *Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- *Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- *Positively responds to the local vernacular character of the defined Local Townscape Character Area."*

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed alterations to the fenestrations are at ground level, are modest in their nature and would be of a similar appearance to the existing fenestrations. There are several properties without chimneys within the area and as such the loss of the chimney is considered to be acceptable. Taking into account the above, the proposal is considered to address the character and scale of the surrounding buildings and landscape. Therefore the proposal complies with policies DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

CONCLUSION

In conclusion the proposed alterations to the fenestrations and the loss of the chimney are considered to address the character and scale of the surrounding buildings and landscape. Therefore the proposal complies with policies DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Decision: Permission

Case Officer: Hamish Evans