

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1307	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed conversion of existing detached garage into a home office and gym.		
Site:	21 Avenue De Warenne, Hassocks, West Sussex, BN6 8FP, , , ,		
Validation Date	1 Jun 2026	Overall Expiry Date:	24 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Jul 2026
Target Date:	27 Jul 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	7 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1307

**21 Avenue De Warenne, Hassocks, West Sussex, BN6 8FP, , ,
Proposed conversion of existing detached garage into a home office and gym.
Mr James Barron**

SUMMARY OF REPRESENTATIONS

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

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council

Recommend permission.

INTRODUCTION

The application seeks planning permission for a garage conversion at 21 Avenue De Warenne Hassocks BN6 8FP.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the built up area boundary of Hassocks. The existing dwelling is a two-storey semi-detached property which is characterised by bare brown brickwork walls, grey roof tiles and grey uPVC window and door frames. There is an existing detached garage to the rear and side of the dwelling which could accommodate one off-street parking space. There are also some two off-street parking spaces located within an area of hardstanding to the side of the existing dwelling.

APPLICATION DETAILS

The application seeks planning permission for a garage conversion at 21 Avenue De Warenne, Hassocks.

The proposed conversion seeks to replace an existing off-street parking space with an office and gym room. It seeks to retain the existing front garage door and install a ground floor side facing window and door to the east facing elevation. The proposed frames would be characterised by external materials similar in appearance to those used in the existing dwelling.

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 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.

Relevant policies:

DP21 - Transport

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 5 - Enabling Zero Carbon

Policy 9 - Character and Design

Other Material Considerations

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

DPB1: Character and Design

DPT4: Parking and Electric Vehicle Charging Infrastructure

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)

West Sussex County Council Guidance on Parking at New Development (September 2020)

ASSESSMENT

Character and Appearance

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages, as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is contained within policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The proposed works include limited external alterations and the external alterations that are proposed would be of a similar design, character, appearance as existing windows and doors within the site. The proposed external materials will be similar in appearance to the existing external materials within the site. As such the proposed works are considered to address the character and scale of the existing and surrounding buildings and landscape. The existing highways access will remain unchanged which is considered acceptable and the resulting parking arrangement is to be assessed in a subsequent section of this report. As such it is considered to comply with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide.

Transport

Policy DP21 of the Mid Sussex District Plan in part states:

"The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;"

The West Sussex County Council September 2020 Parking Guidance outlines that for a development of this size in this location 2.1 parking spaces should be provided. The works remove one parking space within the existing garage. The proposal seeks to convert the existing garage to an office and gym. There would remain some two off-street parking spaces to the side of the existing dwelling which would comply with the above guidance. Taking into account the above the application is considered to comply with policy DP21 of the Mid Sussex District Plan and the West Sussex County Council September 2020 Parking Guidance.

Neighbouring Amenities

Policy 9 of the Hassocks Neighbourhood Plan requires that development does not cause unacceptable harm to neighbouring amenities whereas policy DP26 of the Mid Sussex District Plan states that development should 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. 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 works are relatively modest and the proposed openings would not have direct views into neighbouring properties private amenity spaces.

Taking into account the above the proposed works are not considered to have an unacceptable impact on the amenities of the neighbouring properties specifically in terms of impact on privacy, outlook,

daylight, sunlight and security and it is considered to comply with the above-mentioned part of policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Sustainable Development

Policy 5 of the Hassocks Neighbourhood Plan states:

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

Owing to the small-scale nature of the proposal it is not considered to have any impact on the overall sustainability of the dwelling. These details can be secured through Building Regulations. As such is considered acceptable in regards to the above mentioned policy.

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 is considered to address the character and scale of the existing and surrounding buildings and landscape and it would not cause unacceptable harm to the amenities of neighbouring properties. The proposal would have an acceptable impact in terms of sustainability and the resulting parking arrangement is also considered to be acceptable. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP21 and DP26 of the Mid Sussex District Plan, the MSDC Design Guide SPD, policies 5 and 9 of the Hassocks Neighbourhood Plan, the West Sussex County Council: Guidance on Parking at New Developments and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans