

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0951	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed garage conversion, alterations to the existing external materials, a single storey rear extension and creation of downstairs shower room.		
Site:	Delta, South Bank, Hassocks, West Sussex, BN6 8JP, , ,		
Validation Date	10 Apr 2025	Overall Expiry Date:	2 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 May 2025
Target Date:	5 Jun 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	29 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0951

**Delta, South Bank, Hassocks, West Sussex, BN6 8JP, ,
Proposed garage conversion, alterations to the existing external materials, a single storey rear extension and creation of downstairs shower room.
Ms Lucie Clark**

SUMMARY OF REPRESENTATIONS

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

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council

Recommend approval and advice on building regulations.

INTRODUCTION

The application seeks planning permission for a garage conversion, a single storey rear extension and replacement external materials at Delta South Bank Hassocks BN6 8JP.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the built up area boundary of Hassocks and within a WSCC Archaeological Notification Area for a Roman Road. The existing dwelling is a two-storey detached four bedroom property which is characterised by bare brown brickwork walls, a mixture of brown clay roof tiles and grey felt roofing and a mixture of dark and white uPVC window and door frames. There is an existing attached garage to the rear of the dwelling which could accommodate some two off-street parking spaces. There is also some four off-street parking spaces located within an area of hardstanding to the front of the existing garden.

The dwelling is accessed through a private lane which is located to the south and west of the existing dwelling. It leads to South Bank which is located to the south of the site. Residential properties are located to the east and west of the site and Keymer Road is located to the north of the site. Keymer Road is separated from the site by a significant tree line and there is no access from the site to Keymer Road. The dwellings within the surrounding area are detached and are characterised by a variety of external materials.

APPLICATION DETAILS

The application seeks planning permission for a garage conversion, a single storey rear extension and replacement external materials. The proposed garage conversion will convert the existing attached

garage to a reception room. The garage conversion also looks to amend the existing height of the garage and as such its resulting height would be some 3.2 metres. It would also include two rooflights measuring some 0.3 metres in height. The existing garage doors would be replaced with a full length window and the proposed single storey rear extension. The proposal would also seek to install two ground floor windows to the northern elevation of the garage. The proposed single storey rear extension measures some 6.0 metres in depth, 2.3 metres in width and a total height of 3.4 metres. The proposed garage conversion and single storey rear extension would be characterised by white render and timber clad walls, fibre glass roofing and grey aluminium and uPVC window and door frames. The proposal also seeks to replace the ground floor brick walls of the existing dwelling with white render and it would replace all the existing external window and door frames with grey aluminium and uPVC frames.

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:

DP21 - Transport

DP26 - Character and Design

DP34 - Listed Buildings and Other Heritage Assets

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 the 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:

DPB1: Character and Design

DPT4: Parking and Electric Vehicle Charging Infrastructure

DPB2: Listed Buildings and Other Heritage Assets

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 Mid Sussex District Plan in part 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.'*

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 DG51 specifically relates to rear extensions and states that *'rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they*

should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

A similar ethos is found within policy 9 of the Hassocks Neighbourhood Plan.

The proposed works would not be characterised by external materials similar in appearance to the existing dwelling. The existing materials are relatively traditional in their appearance whereas the proposed external materials will be of a more contemporary appearance. There is a variety of contemporary and traditional materials within the surrounding area and the proposed external materials are relatively common within the built up area. Taking into account the above, the proposed external materials are considered to address the character of the surrounding area and the details of the proposed external materials can be secured by a suitably worded condition.

In terms of the design and scale of the proposed rear extension it would be subordinate in height to the existing dwelling and due to its location, scale and the existing boundary treatment there would be limited views of it from the public realm. The proposed works would be relatively modest in scale and the resulting design and appearance of the site is considered to be uncomplicated and will compliment the existing site and surrounding area.

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 principles DG49 and DG51 of 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 2.7 parking spaces should be provided. The works remove two parking spaces within the existing garage. The proposal seeks to convert the existing garage to a reception room. There would remain some four 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 DP26 of the Mid Sussex District Plan in part 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 in part seeks to ensure that development:

'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 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 set away from the boundaries of the site and the proposed extension is of a single storey modest nature. The proposal does seek to install additional openings at ground floor level but due to their location they would not have direct views into neighbouring properties private amenity spaces. The alterations to the window frames at first-floor level would not alter the size or position of the existing openings.

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.'

The Parish Council have advised the applicant 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 the above policy. However, owing to the small-scale nature of the proposal it is not considered to have any impact on the overall sustainability of the dwelling and these details can be secured through Building Regulations, as such the proposal is considered acceptable in regards to the above mentioned policy.

Archaeology

Policy DP34 of the Mid Sussex District Plan takes into account a range of heritage assets, including archaeology, in a manner appropriate to their significance. The application site is located in an a WSCC Archaeological Notification Area for a roman road. Due to the relatively modest nature of the proposed development it is not considered there would be an adverse impact on this heritage asset. As such the proposal is considered to comply with policy DP34 of the Mid Sussex District Plan.

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 also be acceptable in terms of sustainability, impact on heritage assets and the resulting parking arrangement is considered to be acceptable. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP21, DP26 and DP34 of the Mid Sussex District Plan, principles DG49 and DG51 of 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 with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans