

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0850	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed garage and workshop single storey with pitched tiled roof. Timber framed, shiplap walls. Ground mounted on a metal frame providing ground clearance, Solar PV, 10 kW array		
Site:	Friars Oak Farmhouse, London Road, Hassocks, West Sussex, BN6 9NA, , ,		
Validation Date	5 Jun 2026	Overall Expiry Date:	26 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Jul 2026
Target Date:	31 Jul 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
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Signed and Agreed By:	Stephen Ashdown	Date:	30 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0850

**Friars Oak Farmhouse, London Road, Hassocks, West Sussex, BN6 9NA, ,
Proposed garage and workshop single storey with pitched tiled roof. Timber framed, shiplap walls. Ground mounted on a metal frame providing ground clearance, Solar PV, 10 kW array
Mr Ian McGregor**

SUMMARY OF REPRESENTATIONS

Neighbouring No.28 and No.30 The Fairway have objected to the proposal on the following grounds:

- Application form incorrect that no trees to be removed
- Burning on site and air pollution
- Removal of tree buffer means workshop out of character
- Noise pollution
- Loss of trees

SUMMARY OF CONSULTEES

MSDC Tree Officer: I have reviewed the Arboricultural Impact Assessment, Tree Constraints Plan and Tree Protection Plan for this proposal. I note the loss of three trees to facilitate the proposed development, but they are all category C, therefore not a constraint to development.

The retained trees should be adequately protected by the measures set out in these documents. Please condition adherence to the AIA and TPP.

PARISH COUNCIL OBSERVATIONS

The committee recommend permission is granted

INTRODUCTION

Planning permission is sought for the erection of a detached single storey garage and workshop and ground mounted solar array.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

Friars Oak Farmhouse is a detached pitched roofed dwelling characterised by various extensions. The dwelling is characterised by a mix of painted render, hanging tiles and face brickwork and timber and upvc doors and windows. The gardens are characterised by existing outbuildings and a solar array to the front.

To the north of the site is the garden with woodland and close boarded fencing to dwellings in Sunningdale Road beyond, to the south of the site is close boarded fencing to dwellings in the Fairway beyond, to the east of the site is the driveway to highway beyond and to the west of the site is woodland and close boarded fencing to neighbours in the Fairway beyond.

The site is within the built-up area of Hassocks.

APPLICATION DETAILS

The proposed carriage house/workshop/garage is L shaped and approximately measures some 10.5m in maximum depth 20m in maximum width with a height to eaves of 2.464m and an overall height of 4.597m. The attached lean to log store has a height to eaves of 1.61m and an approximate overall height of 2.37m.

It has been confirmed that the carriage house and garaging are for the storage of the applicants collection of old and vintage motorcycles with the workshop to provide facilities for the maintenance of the motorcycles.

The hardstanding to the side of the proposed garage measures some 10.4m by 8.8m.

The proposed ground mounted solar array measures 2.959m in depth, 11.99m in width with a height to eaves of 0.8m and an overall height of 2.269m

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:

DP26 (Design and Character)
DP37 (Trees, Woodland and Hedgerows)
DP39 (Sustainable design and Construction)
DP40 (Renewable Energy Schemes)

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

The Neighbourhood Plan was made on 24th 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 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:

DPS2 - Sustainable Design and Construction
DPS3 - Renewable and Low Carbon Energy Schemes
DPN4 - Trees, Woodland and Hedgerows
DPB1 - Character and Design
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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application

ASSESSMENT

Character and Design

DP26 of the 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;*
- 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'*

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which states:

'Development proposals will be supported where, they are in line with the Townscape Appraisal, and where the character and design:

- 1. Is of high-quality design and layout;*
- 2. Contributes positively to the private and public realm to create a sense of place;*
- 3. Respects the character and scale of the surrounding buildings and landscape;*
- 4. Protects open spaces and gardens that contribute to the character of the area;*
- 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*

6. 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, sunlight and security;
7. Creates safe, accessible and well-connected environments;
8. Protects existing landscape features and contributes to the village's Green Infrastructure network;
9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and
10. Positively responds to the local vernacular character of the defined Local Townscape Character Area'

The proposed solar array is of a size and locality that it will not be publicly visible, therefore it is deemed to comply with DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

The proposed garage/carriage house is a fair size but is sited in a location to the rear of the site, and therefore is not publicly visible. The garden is characterised by various outbuildings and similar paraphernalia. Therefore it will not appear out of character. It will use suitable materials for this type of dwelling (timber cladding, timber doors and windows) are in keeping with the character of the area.

The hardstanding whilst slightly alien to this part of the garden, there is a fair amount of hard landscaping within the garden currently. Therefore, the proposal will not appear out of character with the wider site.

Therefore, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan and relevant paragraphs of the NPPF.

Impact on residential amenities

In assessing the potential impact of the proposed extension works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26 and Neighbourhood Plan Policy 9.

Policy DP26 requires that '*All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.*'

Neighbourhood Plan Policy 9 refers to the impact of development upon neighbouring amenity and requires that it '*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.*'

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 Neighbourhood Plan, dating from June 2020, 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.

Given the relationship with neighbouring properties impact in terms of light and outlook is not deemed harmed. In terms of privacy and overlooking as single storey with the only openings on the front elevation and therefore harm is not deemed to be caused.

In terms of noise, it is noted that there will be construction noise during the installation and build of the proposal, this will be short term in nature and is not a reason for refusal although hours will be controlled by an informative which follows verbatim the 1990 Environmental Protection Act.

In terms of noise from the proposed garage and workshop is deemed to have the potential to be reasonable when repair works or similar are undertaken but it is deemed no more significantly harmful than grass cutting or similar expected outdoors activities using motorised noise within the built up area. It is also noted that the workshop will have to be built to building regulations standard so would have insulation to limit noise pollution.

Therefore, in terms of neighbouring amenities, with DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Sustainable development

District Plan Policy DP39 states:

'All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- o Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- o Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;*
- o Use renewable sources of energy;*
- o Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;*
- o Limit water use to 110 litres/person/day in accordance with Policy DP42: Water infrastructure and the Water Environment;*
- o Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience'*

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'

Policy DP40 relates to renewable energy schemes and states in part that:

'Proposals for new renewable and low carbon energy projects (other than wind energy development - see below), including community-led schemes, will be permitted provided that any adverse local impacts can be made acceptable, with particular regard to:

- o Landscape and visual impacts, including cumulative impacts, such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings;*
- o Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites;*
- o Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.'*

Principle DG37 of the Mid Sussex Design Guide SPD also encourages the incorporation of renewable energy such as photovoltaics.

The installation of a solar array is a renewable source of energy that improves efficiency. Therefore, the proposal complies with DP39 of the Mid Sussex District Plan and policy 5 of the Hassocks Neighbourhood Plan.

Impact on trees

Policy DP37 of the District Plan refers to trees and states in part that: *'development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.'*

The Council's Tree Officer has reviewed the proposal and advised that the proposal is acceptable subject to the submitted Tree Protection Plan and Arboricultural Impact Assessment being conditioned to be adhered to. The Planning officer has no reason to disagree.

As such, the proposal is deemed acceptable from an arboricultural perspective, thereby according with policy DP37.

Impact upon archaeology

The application site falls within a grade red WSCC Archaeological Notification Area (reference DWS8680) which covers the route of the Roman road through Mid Sussex.

Section 16 of the NPPF is therefore relevant in this instance, as is District Plan policy DP34 which states in part that *'the Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.'*

As the proposed development should not involve any significant excavation works, it is not considered that the significance of the Archaeological Notification Area should be impacted. However, a condition can be attached to the permission to ensure that if any artefacts are discovered appropriate action would be undertaken.

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.

Other

Whilst it is noted from neighbouring comments that the tree buffer between Friars Oak Farmhouse and the neighbours within The Fairway has partially been removed. This may be subject to condition 16 of DM/18/2616 and the landscaping plan approved under DM/19/1557 which means any trees or planting removed within 5 years of the completion of the Hassocks Golf Club development has to be replaced within the following planting season. This a separate matter to the current application. Similarly, any impact on ecology, as a result of previous tree removal, is not a matter that for this application.

PLANNING BALANCE AND CONCLUSION

The proposed development is deemed acceptable in terms of design, form and would not have a harmful impact upon the character of the area. Nor is the proposal considered to have an unacceptable impact upon neighbouring amenities. The proposal is deemed acceptable from a sustainability perspective.

The proposal therefore accords with policies DP26, DP37, DP39 and DP40 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell