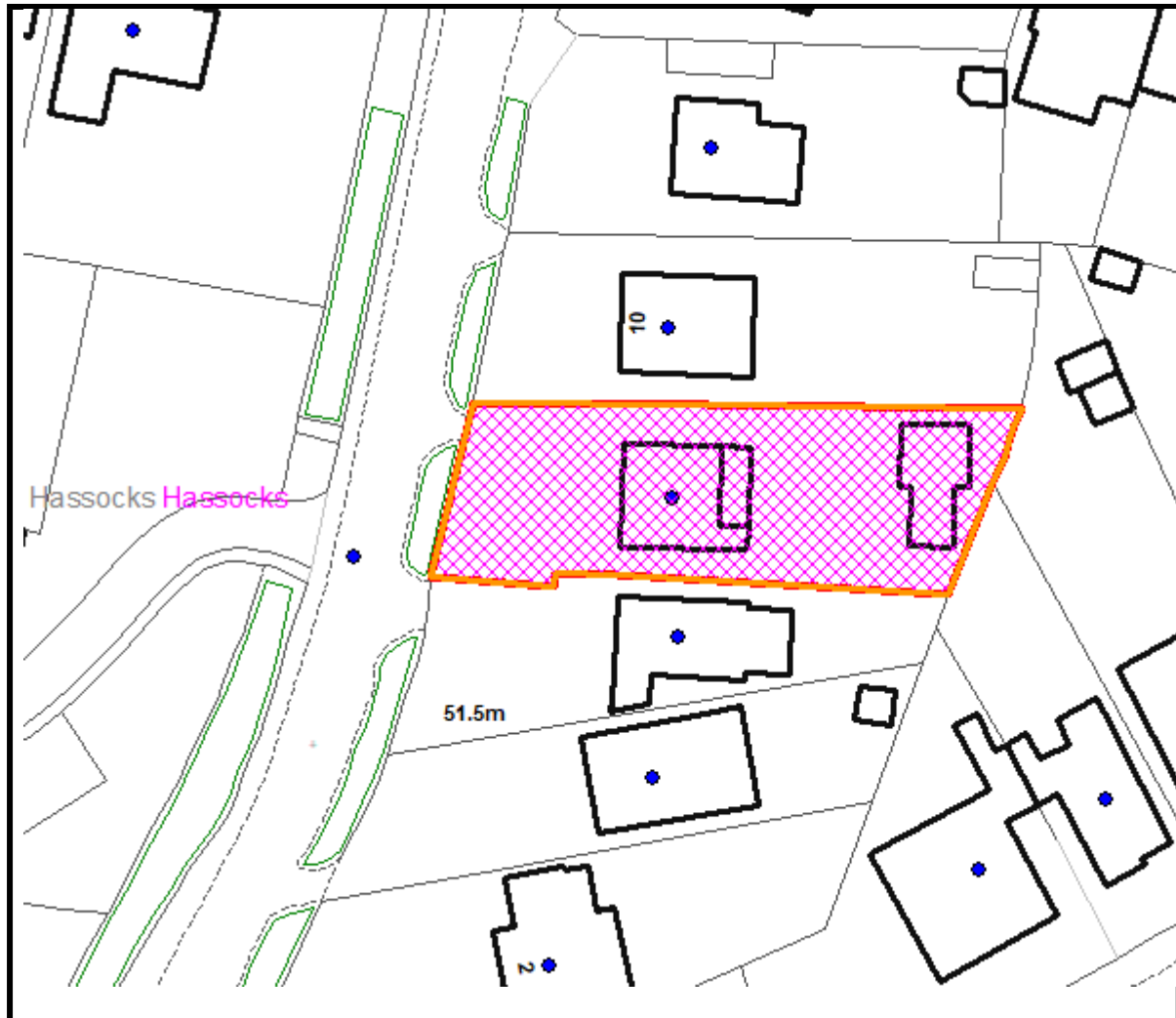


Planning Committee

Recommended for Permission

9th October 2025

DM/25/0437



©Crown Copyright and database rights 2025 Ordnance Survey 100021794

Site:	The Beaumont 8 Ockley Lane Hassocks West Sussex BN6 8BA
Proposal:	Proposed two storey side extension and single storey rear extension. External works to reduce and level the driveway.
Applicant:	Mr Dan Loudon
Category:	Householder
Target Date:	29th August 2025
Parish:	Hassocks

Ward Members:	Cllr Sue Hatton / Cllr Kristian Berggreen / Cllr Chris Hobbs /
Case Officer:	Andrew Horrell

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRXM20KT04L00>

1.0 Purpose of Report

- 1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

2.0 Executive Summary

- 2.1 The application seeks planning permission for the erection of a two storey side extension and single storey rear extension with external works to reduce and level the driveway.
- 2.2 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise
- 2.3 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.
- 2.4 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the Site Allocations Development Plan Document (DPD) and the Hassocks Neighbourhood Plan.
- 2.5 National policy (which is contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.
- 2.6 The proposed works are considered to be appropriate in terms of their design and would not detract from the appearance of the street scene, would not cause unacceptable harm to neighbouring amenities, trees are not impacted, and the development would have sufficient parking provision.
- 2.7 The proposed development is therefore considered to comply with policies DP21, DP26, DP37 and DP39 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan, The Mid Sussex Design Guide and the NPPF.
- 2.8 The application is therefore recommended for approval.

3.0 Recommendation

- 3.1 It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

4.0 Summary of Representations

- 4.1 No.10 Ockley Lane has objected to the proposal on the following grounds:
- Impact on light and Outlook
 - Lounge and kitchen will look directly on to this huge and imposing development
 - A light survey has now been undertaken and some calculations have purportedly suggested that this brick wall will be fine when I had been hoping that common sense and understanding would prevail.
 - I cannot see how anybody might reasonably think that this huge wall and large extension, would not impact our property in any way
 - Kitchen window. The current VSC is assessed at 24% and this is materially impacted to 16% by the proposed development (by their maths) which is a fraction over the 5-15% guideline for 'adequate daylight becoming challenging'
 - Living room 1. The current VSC is 26% and this is even more materially impacted to 17% by the proposed development (by their maths), again which is a fraction over the 5-15% guideline for 'adequate daylight becoming challenging'.
 - I am extremely concerned that the light into our living room would be materially impacted

5.0 Summary of Consultees

- 5.1 **Southern Water:** Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.
- 5.2 **MSDC Tree Officer:** Following the receipt of an Arboricultural Impact Assessment on the 13th May 2025, the Tree Officer stated the following:
- I have reviewed the Arboricultural Impact Assessment (AIA) and have no objection.
- Please do condition adherence to the AIA.

6.0 Parish Council Observations

- 6.1 Recommend Approval

7.0 Introduction

- 7.1 Planning permission is sought for a two storey side extension and single storey rear extension with external works to reduce and level the driveway.

8.0 Relevant Planning History

- 8.1 08/00526/LDC - Formation of single storey rear extension to the kitchen. This is an application to establish whether the proposed development is lawful: this will be a legal decision where the planning merits of the proposed development cannot be taken into account. (approved)
08/00644/FUL - Removal of existing garage and construction of annexe with garage for dwelling purposes incidental to the existing (refused)
08/01908/FUL - Removal of existing garage and construction of single storey annex for dwelling purposes incidental to the existing (refused)
08/03177/FUL -Replacement Garage in rear garden (approved)
DM/15/2470 - Retrospective application for A3.990 kw solar panel photovoltaic installation on the flat garage roof. Consisting of 14 x LG285 w panels with black mono crystalline cells, black tempered glass and anodised aluminium frames, supported by aluminium rails and brackets. Each panel is 1.640 mm by 1.000 mm with a 35 mm depth/height. (approved)
DM/23/1669 - Convert current double garage to combined home office and storage and removal of adjoining summer house. (approved)

9.0 Site and Surroundings

- 9.1 The Beaumont, 8 Ockley Lane is a two-storey detached hipped roofed dwelling. The dwelling is characterised by front gables. The walls are a mix of face brickwork and hanging tiles with upvc doors and windows.
- 9.2 To the north of the site is the adjacent No.10, to the south of the site is the adjacent No.6, to the west of the site is the driveway to the highway beyond and to the east of the site is the rear garden with garage with neighbouring properties in Churchmead beyond.
- 9.3 The site is within the built-up area of Hassocks.

10.0 Application Details

- 10.1 The proposed two storey side extension approximately measures 6.75m in depth, 2.6m in width with a height to eaves of 6.2m and an overall height of 7.8m. This will serve an entrance room and shower room on the ground floor and a bedroom and study on the first floor with internal alterations to the existing landing.
- 10.2 The proposed single storey rear extension measures 5.513 in depth, 3.353 in width with an approximate height to eaves of 2.5m and an overall height of 4m. This will serve a garden room
- 10.3 The alteration to the driveway is to enlarge the parking spaces to the front, the installation of an easy access path with approximately 1m high railing around the outer perimeter of the revised parking area, new steps down approximately 1.3m in height and to alter the level of the driveway to reduce the steep nature of the driveway.

11.0 Legal Framework and List of Policies

- 11.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

- 11.2 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.
- 11.3 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.
- 11.4 **Mid Sussex District Plan**
- 11.5 The District Plan was adopted at Full Council on 28th March 2018.
- 11.6 Relevant policies:
- 11.7 DP21 (Transport)
DP26 (Design and Character)
DP37 (Trees, Woodland and Hedgerows)
DP39 (Sustainability)
- 11.8 **Site Allocations DPD**
- 11.9 The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.
- 11.10 There are no relevant policies.
- 11.11 **Hassocks Neighbourhood Plan**
- 11.12 The Neighbourhood Plan was made on 24th June 2020.
- 11.13 Relevant policies:
- 11.14 Policy 5 (Enabling zero carbon)
Policy 9 (Character and Design)
- 11.15 **Other Material Considerations**
- 11.16 **Mid Sussex District Plan 2021-2039 Submission Draft**
- 11.17 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.
- 11.18 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.

11.19 Relevant policies:

11.20 DPS2 - Sustainable Design and Construction
DPB1 - Character and Design
DPT4 - Parking and Electric Vehicle Charging Infrastructure

11.21 **National Policy**

11.22 National Planning Policy Framework (NPPF) (December 2024)

11.23 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.

11.24 **Other Planning Guidance**

11.25 **Mid Sussex Design Guide Supplementary Planning Document (SPD)**

11.26 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.

11.27 WSCC Guidance on Parking at New Developments - September 2020

12.0 Assessment

12.1 The main issues for consideration area:

- 12.2
- Design and Character
 - Impact on neighbouring amenities
 - Impact on Trees
 - Sustainability
 - Parking Standards
 - Biodiversity Net Gain

12.3 **Design and Character**

12.4 Policy DP26 of the District Plan, in part, states:

12.5 *'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'

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

12.7 *'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'*

12.8 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.'

12.9 Principle DG50 of the Mid Sussex Design Guide SPD relates specifically to side extensions states the following:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'

12.10 Two storey side extensions characterise the area including at No.12 (DM/19/2649).

12.11 The proposed two-storey side extension is subservient and set back from the front of the dwelling, will use matching materials to the existing dwelling. It will therefore comply with Principle DG50 of the Mid Sussex Design Guide SPD.

12.12 DG51 relates to rear extensions and states the following:

'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'.

12.13 Rear extensions characterise the area including at the property (08/00526/LDC), No.10 (03/02862/FUL) and No.4 (07/00501/FUL)

12.14 The proposed rear elevation would not be visible from the street scene, it would be of a modest scale, will use matching materials and would be in keeping with the existing single storey rear extension.

12.15 The landscaping work to the front would not be out of character with the built-up character of the area.

12.16 Therefore, the proposals comply with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and principles DG49-DG51 of the Mid Sussex Design Guide.

12.17 **Impact on Neighbouring Amenities**

12.18 In terms of neighbouring amenities, Policy 9 of the Hassocks Neighbourhood Plan requires residential amenities to not cause unacceptable harm, while 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.

12.19 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 HNP 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.

12.20 Given the location of the proposal and the side windows at adjacent No.10 Ockley Lane, there will impact on this property from the proposal in terms of light and outlook.

12.21 A BRE light study has been provided which shows that the proposed two storey side extension will intersect from the neighbouring side windows of No.10 within the kitchen/dining room and lounge within the 25-degree line which suggest harm is likely to be caused to light and outlook.

12.22 As shown within Figure 20 of the 2022 BRE 'Site Layout Planning for daylight and sunlight: A guide to good Practice' significant harm to daylight is seen to be caused where alongside intersecting within the 25 degree angle, the vertical sky component (VSC) is less than 27 degrees and it is less than 0.8 times the previous value.

- 12.23 The submitted light study shows that in terms of daylight, the level of daylight to the affected windows either have a VSC either greater than 27 degrees or the impact is not less than 0.8 times its previous value. Therefore, in terms of daylight the proposal is deemed acceptable in relation to the adjacent Neighbour No.10.
- 12.24 In terms of sunlight, the drawings show the single storey rear extension will not cause unacceptable harm in terms of light. The most affected windows are the kitchen and living room. BRE guidance makes clear that kitchens need not be analysed in terms of impact, it is also noted that this room is a dual aspect room with bifold doors to the rear of the dining room.
- 12.25 In terms of the living room, it is a multi-aspect room with two sets of windows to the south and bifold doors to the front western elevation. The most forward of the side windows is to the front of the proposed side extension. Therefore, as the centre of affected window is set forward and not horizontal to the proposed extension, therefore in line with the BRE guidance the 25-degree rule of thumb does not need to be assessed as to its impact.
- 12.26 Therefore, a reasonable level of light from the south-west is to be received. As a ground floor window, the impact of the existing two storey dwelling on sunlight is noted.
- 12.27 The sunlight report has been submitted which outlines that the impact on the neighbouring 10 Ockley Lane complies with BRE guidance in terms of sunlight and would not result in unacceptable harm.
- 12.28 There will be some adverse impact on the amenities of the neighbour at No.10 in terms of the light and outlook to the side windows, but given the details of the daylight and sunlight reports submitted, it is felt on balance that the impact of the proposal is deemed acceptable.
- 12.29 Therefore, in terms of neighbouring amenities the proposal complies with policy DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan.

12.30 **Impact on Trees**

- 12.31 Policy DP37 of the Mid Sussex District Plan states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

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.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*
- o the contribution of the trees to the character and visual amenity of the local area; and*
- o the amenity and nature conservation value of the trees; and*
- o the extent and impact of the works; and*
- o any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary'.

12.32 The Mid Sussex Tree Officer has been consulted on the application and stated that no objection is given to the proposal subject to condition. The planning officer sees no reason to disagree with this.

12.33 Therefore, subject to condition, the proposal is deemed to comply with policy DP37 of the Mid Sussex District Plan.

12.34 **Sustainability**

12.35 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'

12.36 Policy 5 of the Hassocks Neighbourhood Plan states:

'Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local impacts can be made acceptable'.

12.37 This is a proposal which does not affect the overall sustainability of the house. A renewable energy source has not been included within the proposal nor any other energy saving measures. However, the development would need to meet building regulation standards and it is not considered that this would warrant the refusal of the proposal.

12.38 **Parking Standards**

12.39 With the creation of an additional bedroom, parking standards should be assessed. As proposed the dwelling would have 4 bedrooms, West Sussex County Council September 2020 Parking Standards Guidance outlines that for a 4-bedroom dwelling in this location that 2.7 parking spaces should be provided.

12.40 There is parking for 3 cars on the driveway.

12.41 Therefore, the proposed is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

12.42 **Biodiversity Net Gain**

12.43 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.

13.0 **Planning Balance and Conclusion**

13.1 The proposed development is deemed acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not have a harmful impact upon the character of the area. Nor is the proposal considered to have an unacceptable impact upon neighbouring amenities and trees.

13.2 The proposal therefore accords with policies DP21, DP26, DP37 and DP39 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.

- 13.3 In conclusion, and subject to the recommendation of planning conditions, the proposed development is considered to be acceptable, and it is recommended that permission be granted.

APPENDIX A – RECOMMENDED CONDITIONS

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. Approved Plans
The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
Reason: For the avoidance of doubt and in the interest of proper planning.
3. No external materials shall be used other than those specified on the approved plans and application details.
Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.
4. The Arboricultural Impact Assessment from 13th May 2025 shall be adhered to during the construction of the approved development.

Reason: To safeguard the retained trees and their root protection area and to comply with policy DP37 of the Mid Sussex District Plan.

Biodiversity Net Gain

Informatives

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Floor and Elevations Plan	Light Study		14.04.2025
Location Plan	001		19.02.2025
Block Plan	004	B	19.02.2025
Existing Floor Plans	004	B	19.02.2025
Proposed Elevations	005	A	19.02.2025
Proposed Elevations	006	B	19.02.2025
Existing Elevations	002	B	04.08.2025
Existing Floor Plans	001	B	04.08.2025
Proposed Floor Plans	003	D	04.08.2025
Proposed Elevations	005	B	04.08.2025