

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2781	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed front porch.		
Site:	35 Ockenden Way, Hassocks, West Sussex, BN6 8HS, , , ,		
Validation Date	26 Nov 2024	Overall Expiry Date:	19 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Jan 2025
Target Date:	21 Jan 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	17 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2781

**35 Ockenden Way, Hassocks, West Sussex, BN6 8HS, , ,
Proposed front porch.
Mr And Mrs Warburton**

SUMMARY OF REPRESENTATIONS

No representations have been received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

Recommended approval.

INTRODUCTION

Planning permission is sought for a proposed front porch.

RELEVANT PLANNING HISTORY

DM/19/1694 - Retrospective application for the erection of a fence. Permission.

DM/19/1701 - Two storey rear extension. Permission.

DM/21/3344 - Conversion of garage, enlargement of dormer and small fenestration change to rear of previously approved scheme. Permission.

DM/21/4222 - Variation of condition 5 relating to DM/21/3344 to allow for the change of external materials (Amended description). Permission.

SITE AND SURROUNDINGS

35 Ockenden Way is a detached chalet bungalow. It is constructed of red brick, a plain tile roof, and a mixture of white and grey uPVC windows. The dwelling is characterised by a central, flat roof dormer window to the front and previously approved extensions have been constructed.

The application site lies within the built-up area of Hassocks. Neighbouring properties are located to the east and west. The dwelling is set behind a deep verge and has a garden to the front as well as off-road parking.

APPLICATION DETAILS

Planning permission is sought for a single storey porch to the front of the property. It is to measure some 1.5 metres deep and 4.3 metres wide. A hipped roof design is proposed that would have a ridge height of some 3.3 metres and eaves height of 2.2 metres. The extension is to be finished in materials to match the existing house, with a grey door and grey uPVC windows.

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: 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.

Neighbourhood Plan

Hassocks Neighbourhood Plan (made 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 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.

Relevant policies:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPB1 - Character and Design

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)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Neighbouring amenity
- Sustainable development
- Biodiversity Net Gain

Design and Character

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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development.'*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.'

In terms of front extensions, principle DG51 states that *'front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'*

The application relates to an established residential area of Hassocks, where properties are of a similar age and design.

The application property is set well back from the road and, as such, the principle of a front extension would be supported by the Design Guide. It is considered that the modest scale of the porch-type front extension would not appear overly dominant in relation to the host dwelling and the proposed design would respond appropriately to the character of the existing property. The use of materials to match would also provide a consistent finish.

With regards to the impact on the streetscene, there are some examples of similar additions in surrounding properties. Given the acceptability of the design and the surrounding front extensions, it is considered that the proposal would not have a harmful impact on the character of the area.

The proposal is therefore considered to comply with policy DP26 of the District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Impact on Neighbouring Amenities

In terms of impact upon neighbouring amenities, Policy DP26 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 DP29);'*

Policy 9 of Hassocks Neighbourhood Plan states that development will be supported where 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"*

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:

- 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 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;*
- 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'.*

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 the amenities of existing nearby residents.

32 Bonny Wood Road, to the south of the site, would be the closest neighbour to the proposed development. The proposed development would extend beyond the front elevation by approximately 1.5 metres. Given the single storey nature of the proposed development and that it would be offset from the shared boundary by some 9.0 metres, it is considered that it would not harm the light or outlook available to No. 32. Whilst a new window is proposed in the side (western) elevation, given the separation distance and that there is a close boarded fence along the shared boundary, there would not be an unacceptable loss of privacy to this neighbour.

Regarding the neighbour at 33 Ockenden Way, whilst a new window is proposed in the (eastern) side elevation, given the separation distance of 6.2 metres from the shared boundary, it is not considered that the proposal would create any significant overlooking concerns. Any views from this proposed window would be restricted and would be limited to the front gardens of neighbouring properties. Therefore, there would not be an unacceptable loss of privacy to this neighbour.

Given the domestic nature of the proposed development, it is considered that there would not be unacceptable harm in terms of noise, air or light pollution.

The proposal thereby complies with policy DP26 of the District Plan and policy 9 of the Hassocks Neighbourhood Plan.

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 proposed development relates to a modest alteration of an existing dwelling. 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. It is therefore considered that this would not warrant the refusal of the proposal.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. The proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide, the NPPF, and is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin