

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                        |                                        |              |
|----------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------|--------------|
| <b>Ref. No:</b>                              | DM/26/0525                                                                             | <b>Case Officer:</b>                   | Peter Davies |
| <b>Application Type:</b>                     | Householder Application                                                                |                                        |              |
| <b>Proposal:</b>                             | Proposed single storey side extension to replace existing single storey side extension |                                        |              |
| <b>Site:</b>                                 | 69 Downs View Road, Hassocks, West Sussex, BN6 8HY, , ,                                |                                        |              |
| <b>Validation Date</b>                       | 23 Mar 2026                                                                            | <b>Overall Expiry Date:</b>            | 15 Apr 2026  |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                        | <b>Pre-Com Conditions Date Agreed:</b> |              |
| <b>Recommendation:</b>                       | Permission                                                                             | <b>Recommendation Date:</b>            | 18 May 2026  |
| <b>Target Date:</b>                          | 18 May 2026                                                                            | <b>Recommending Officer Signature:</b> | Peter Davies |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |             |              |             |
|------------------------------|-------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | Steven King | <b>Date:</b> | 18 May 2026 |
| <b>Comments:</b>             |             |              |             |

## MID SUSSEX DISTRICT COUNCIL

**DM/26/0525**

**69 Downs View Road, Hassocks, West Sussex, BN6 8HY, , ,  
Proposed single storey side extension to replace existing single storey side extension  
Mrs Katherine Crisp**

### REPRESENTATION RECEIVED

None received.

### SUMMARY OF CONSULTEES

Southern Water

No objection

Drainage

Latest comments received 05/05/2026:

The site lies within Flood Zones 1 and 2 and is at very low to low risk of fluvial flooding (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping indicates the site is at "Very Low" to "High" surface water flood risk for the present day (comparable to flood zones 1 and 3b).

The proposed extension (built footprint) is located outside of the Flood Zone 3b extent for surface water.

The proposed development is classified as minor development with no increase in vulnerability and falls within the scope of the Environment Agency's Standing Advice.

Based on the information available, the Flood Risk and Drainage Team has no objection to the proposed development on flood risk grounds. This is subject to the Finished Floor Levels set no lower than the existing.

Drainage should be managed via Building Regulations and Building Control, as necessary.

### PARISH COUNCIL OBSERVATIONS

The committee recommend permission is granted.

### INTRODUCTION

The application seeks planning permission for the single storey side extension to replace existing single storey side extension.

### RELEVANT PLANNING HISTORY

CN/013/80 - Proposed extension, alteration and improvements. Permission

CN/011/81 - Extension, alterations and improvements. Permission

### SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located on the eastern side of Downs View Road, within the built-up area boundary of hassocks.

The application property has a pitched roof and is constructed from brick, with some render, concrete roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking. The property has previously been extended including a single storey side extension on the north side. The ground slopes down towards the rear of the site.

The locality is characterised by two storey detached dwellings of a similar design, form and scale. To the east are fields and allotments.

## **APPLICATION DETAILS**

The application seeks planning permission for the demolition of the existing single storey side extension and construction of a replacement single storey extension in the same place on the north side of the dwelling with an enlarged footprint. The extension will use the same footprint and extend forward an additional 2.15 metres making the total depth approximately 1.40 metres. The extension will have a width of approximately 2.50 metres. The extension will have a flat roof with a pitched frontage. Due to the ground sloping the flat roof will have a height ranging from approximately 3.70 metres at the front and 4.30 metres at the rear. The pitched roof at the front will have an eaves height of 3.40 metres and an overall height of 4.10 metres. Four roof lights are to be located on the flat roof and will protrude approximately 0.20 metres.

The extension is to be constructed from brick and roof tile to match the existing dwelling as well as using GRP for the flat roof.

## **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:

DP26 - Character and Design  
DP41 - Flood Risk and Drainage

### **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 (made June 2020)**

Relevant policies:

Policy 5 - Enabling Zero Carbon  
Policy 9 - Character and Design

### **Other Material Considerations**

## Mid Sussex District Plan 2021-2039 Consultation Draft

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:

DPS1 - Climate Change  
DPS2 - Sustainable Design and Construction  
DPS4 - Flood Risk and Drainage  
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

### National Planning Policy Guidance

## **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
- Impact on neighbouring properties
- Sustainable Design
- Flood Risk and Drainage
- Other Matters
- 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:*

- *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.'

Hassocks Neighbourhood Plan Policy 9 states:

*'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.'*

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 DG50 relates to side extensions and states:

*'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.'*

The proposed side extension is large in scale, however it is replacing an existing extension with slight increases to the height and depth. The extension is of an acceptable design and form to the existing dwelling and whilst it will be visible from the street scene, it will be constructed from materials to match the existing dwelling.

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 properties**

Policy DP26 of the Mid Sussex District Plan 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 states that proposals will be supported when 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.*'

Policy 9 states that proposals should not "unacceptable harm" amenities of existing nearby residents and future occupants whereas policy DP26 of the MSDP states that development should not cause "significant harm". 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 extension will be located up to the shared boundary with no. 67 Downs View Road to the north, marked by close board fencing. The extension will be single storey and have openings facing the front and rear into the application property. No. 67 has an existing 2 storey and single storey rear extension within close proximity to the shared boundary and therefore the proposal will not result in unacceptable harm to neighbour amenities.

Due to the location of the extension being on the north side of the application property, the proposal will not result in unacceptable harm to no. 71 to the south.

The proposal will therefore not result in unacceptable harm to neighbour amenity spaces and complies with policy DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan.

### **Sustainable Design**

Policy 5 of the Hassocks Neighbourhood Plan in part states:

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

*'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 the 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.

### **Flood Risk and Drainage**

Policy DP41 in part states:

*'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'*

The site lies within flood zones 1 and 2 and is at very low to low risk of fluvial flooding. The extension is located outside of flood zone 3b for surface water.

Following the receipt of further information, the Council's drainage consultants have raised no objection to the development. Drainage can be managed via Building Regulations and Building Control.

Therefore, the proposal is considered to be in line with policy DP41 of the Mid Sussex District Plan.

### **Other Matters**

Southern Water have provided comments on the proposal raising no objection and state surface water should not be disposed of into a public foul sewer and that any new connection would require a new sewer connection application to be submitted and approved by Southern Water.

### **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 be appropriate in terms of design, form and scale to the dwellinghouse and locality, would not cause unacceptable harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP41, policies 5 and 9 of the Hassocks Neighbourhood Plan, and with the relevant provisions of the NPPF.

Decision:       Permission

Case Officer: Peter Davies