

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1677	Case Officer:	Tracie Axford
Application Type:	Prior Notification - Larger Extensions		
Proposal:	Erection of a single storey rear extension extending beyond the rear wall of the original house by 4.30m, to a maximum height of 3.78m and the height of the eaves to 2.58m.		
Site:	28 Grand Avenue, Hassocks, West Sussex, BN6 8DB, , , ,		
Validation Date	9 Jul 2026	Overall Expiry Date:	4 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval is Granted	Recommendation Date:	19 Aug 2026
Target Date:	20 Aug 2026	Recommending Officer Signature:	Tracie Axford

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
--	--	-------------------------------	---

Signed and Agreed By:	Steven King	Date:	20 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1677

**28 Grand Avenue, Hassocks, West Sussex, BN6 8DB, , ,
Erection of a single storey rear extension extending beyond the rear wall of the original house by 4.30m, to a maximum height of 3.78m and the height of the eaves to 2.58m.
Lara And Matt Thompson**

SUMMARY OF REPRESENTATIONS

Three letters of representation were received in total. One letter was received in support of the application and two letters were received from the neighbour at no. 26 objecting to the proposal.

INTRODUCTION

The application is seeking prior approval for a single storey rear extension at 28 Grand Avenue.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The existing dwelling is a two-storey semi-detached residential property that is characterised by a mixture of painted pebble dashed render, hung tiles to the first floor and bare brown brick walls, brown concrete roof tiles and white upvc window and door frames. The wider street scene contains properties of a similar scale, but of varying finishes and external materials. A variety of single storey rear extensions can be seen in neighbouring properties. The site is designated as being within the Hassocks built up area boundary.

APPLICATION DETAILS

The application is seeking prior approval for the erection of a single storey rear extension extending beyond the rear wall of the original house by 4.30m, to a maximum height of 3.78m and the height of the eaves to 2.58m.

LEGAL FRAMEWORK AND LIST OF POLICIES

The proposal will be tested against the relevant criteria of Part 1, Class A, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Class A - enlargement, improvement or other alteration to a dwellinghouse

Permitted Development

'The enlargement, improvement or other alteration of a dwellinghouse.'

Development Not Permitted

A.1 Development is not permitted by Class A if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (g) ...for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (h) the enlarged part of the dwellinghouse would have more than a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) exceed 4 metres in height,
 - (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse; ...
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
- (k) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse; or
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

- A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—
- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
 - (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
 - (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;
 - (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Conditions

- A.3 Development is permitted by Class A subject to the following conditions—
- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
 - (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
 - (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

- A.4 (1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- (2) Before beginning the development the developer must provide the following information to the local planning authority—

- (a) a written description of the proposed development including—
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
- (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);
- (b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;
- (c) the addresses of any adjoining premises;
- (d) the developer's contact address; and
- (e) the developer's email address if the developer is content to receive communications electronically, together with any fee required to be paid.
- (3) The local planning authority may refuse an application where, in the opinion of the authority—
 - (a) the proposed development does not comply with, or
 - (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- (4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.
- (5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which—
 - (a) describes the development by setting out the information provided to the authority by the developer under paragraph A.4(2)(a);
 - (b) provides the address of the proposed development;
 - (c) specifies the date when the information referred to in sub-paragraph (2) was received by the local planning authority and the date when the period referred to in sub-paragraph (10)(c) would expire; and
 - (d) specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.
- (6) The local planning authority must send a copy of the notice referred to in sub-paragraph (5) to the developer.
- (7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.
- (8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.
- (9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—
 - (a) take into account any representations made as a result of the notice given under sub-paragraph (5); and
 - (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.
- (10) The development must not begin before the occurrence of one of the following—
 - (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
 - (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
 - (c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.
- (11) The development must be carried out—
 - (a) where prior approval is required, in accordance with the details approved by the local planning authority;
 - (b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2), unless the local planning authority and the developer agree otherwise in writing.
- (12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.

(16) When computing the number of days in sub-paragraph (5)(d), any day which is a public holiday must be disregarded.'

ASSESSMENT

The Town and Country Planning (General Permitted Development) (England) Order 2015 allows single storey rear extensions to a semi-detached dwellinghouse by up to 6 metres in depth beyond the rear wall of the original dwellinghouse.

In order to benefit from this permitted right, before beginning the development, the developer is required to notify the Local Planning Authority (LPA) who is then required to notify the immediately adjoining owners/occupiers.

Where any owner/ occupier of any adjoining premises objects to the proposed development, the prior approval of the LPA is required as to the impact of the proposed development on the amenity of any adjoining premises. As noted above, the only matter that the LPA can consider with this prior approval process is the impact on the amenity of any adjoining premises. "Amenity" is however not defined anywhere in the regulations.

In this case, two letters of objection were received from the adjoining neighbouring property to the south. The objection raised concerns on a number of grounds, which will be addressed within this report.

Boundary Encroachment

The plan shows that the proposed extension will be positioned inside the fence which sits on the boundary between no. 26 and no. 28. It is therefore considered that the proposed extension does not encroach on the boundary.

Boundary Fence Removal

It is stated in the plans that the fence is to be reinstalled on the boundary line following the construction of the extension. Matters relating solely to the ownership, maintenance or removal of a boundary fence are generally private civil matters and would not normally constitute material planning considerations.

Roof Slope, Height of Extension and Velux Windows

The plans submitted as part of this application show that the maximum height of the extension would be 3.78 metres which is less than the maximum of 4 metres allowed for this type of rear extension. The proposed rooflights are set within the roof slope of the single-storey extension and would primarily afford views of the sky. They would not result in direct overlooking of neighbouring habitable room windows or private amenity areas.

Loss of Light

The proposed extension would be positioned on the side boundary between the application site and No.26 to the south.

On the ground floor of the neighbouring property is the living/dining area which has a set of patio doors to the rear garden with a window on either side. Concerns have been raised by the adjoining neighbouring occupier with regard to the potential loss of light and outlook.

Further guidance is set out within the "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" document. The "25 degree approach" should be taken whereby a 25 degree line is drawn from the centre of the lowest opposite habitable room. If the neighbouring properties window lies beneath the 25 degrees as measured, then the building will not likely cause a significant reduction in light received to the concerned window. This guidance is taken as a rule of thumb and each planning application is assessed based on its own merits.

Although the proposal may intersect the 25-degree guideline, this is a rule of thumb only and does not automatically indicate unacceptable harm. The east-facing windows serving the living/dining room may experience some reduction in morning daylight. However, given the orientation of the properties and the fact that the affected windows are east-facing, the proposal is not considered likely to result in a significant loss of light.

Loss of Outlook

It was commented in response to the proposal that the extension would result in a loss of outlook. Whilst loss of a private view is not a material planning consideration, the effect of a proposal on outlook and overbearing impacts forms part of the amenity assessment. Given the limited height of the extension and its single-storey form, the proposal is not considered unduly overbearing.

CONCLUSION

The proposed extension is not considered to be harmful to neighbouring amenities in terms of its impact on loss of light or overbearing. It is noted that the affected windows, to the rear of no. 26 primarily receive morning sunlight, the extension remains single storey with a maximum height below 4 metres, and sufficient levels of daylight would remain available. The impact is therefore not considered significant.

The proposal complies with the relevant criteria in the GPDO and is therefore permitted development. It does not extend beyond the rear wall of the original dwellinghouse by more than 6 metres and does not exceed 4 metres in height. It will also be constructed of materials to match existing, all as specified above in the legislation of the GPDO.

Decision: Prior Approval is Granted

Case Officer: Tracie Axford