

16 Semley Road, Hassocks, West Sussex, BN6 8PE– Planning Application February 2026

This planning submission follows on from the recent pre-application with the Council, ref: DM/25/3113.

The text below and accompanying application drawings set out to respond to the comments raised from the pre-application response.

Character and Design

Simplification of the roof form was discussed during the pre-application meeting. To ensure that the new roof has a lower ridge line than the existing roof and the new eaves height to the front and rear of the property matches the existing eaves, small areas of flat roof are proposed. The rear of the property has an unusual eaves detail where the eaves is raised above some of the windows – see the photographs below.



Other properties on the road have areas of flat roofs approved under planning permissions, including No.26 - application reference DM/19/2813, No.28 -application reference 10/01517/FUL, No.25 – application reference DM/19/3655 and No.6 – application reference DM/19/3700.

Other Matters:

The neighbouring property No.14 Semley Road, has obtained various consents over the years, applications DM/16/3470 and DM/21/1154. From the information available from these applications all the side windows to the ground and first floors serve non habitable rooms, a utility room, bathroom, WC and the stair. The side window within the loft serves a bedroom. Drawing 007 demonstrates that this existing bedroom window should not be impacted by the proposals. The side extension ridge line is lower than the existing ridge line and the bedroom window is located generally above the ridge line. The existing photographs also show this.

Given our engagement with the Council on the proposals, we look forwarding to a positive determination of the application.