

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3186	Case Officer:	Hamish Evans
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of condition 3 relating to planning application DM/24/1474, to change the brick and tile hung cladding on the rear elevation to instead replace with render at ground floor and timber cladding at first floor.		
Site:	5 Wilmington Close, Hassocks, West Sussex, BN6 8QB, , , ,		
Validation Date	23 Dec 2025	Overall Expiry Date:	26 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Jan 2026
Target Date:	17 Feb 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Steven King	Date:	27 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3186

**5 Wilmington Close, Hassocks, West Sussex, BN6 8QB, , ,
Variation of condition 3 relating to planning application DM/24/1474, to change the brick and tile hung cladding on the rear elevation to instead replace with render at ground floor and timber cladding at first floor.
Sheppard**

SUMMARY OF REPRESENTATIONS

No third-party representation letters have been received in response to this application.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council

No comment.

INTRODUCTION

This application seeks permission, under section 73 of the Town and County Planning Act 1990, to vary condition 3 of planning permission DM/24/1474 which was granted on the 4th September 2024 for a 'Rear two storey extension and replacement porch' at 5 Wilmington Close Hassocks BN6 8QB.

RELEVANT PLANNING HISTORY

DM/24/1474. Rear two storey extension and replacement porch. Permission.

SITE AND SURROUNDINGS

The site is located within the Hassocks built up area boundary and a WSCC Archaeological Notification Area for a roman road. The existing dwelling is a two-storey detached property which is characterised by bare brown brickwork and brown clay hanging tile walls, brown clay roofing and white uPVC window and door frames. Wilmington Close is located to the east of the site and residential properties are located to the north, south and west of the site. The surrounding area consists of residential properties that are similar in scale and design, however the external materials used within the surrounding properties are varied.

APPLICATION DETAILS

This application seeks permission, under section 73 of the Town and County Planning Act 1990, to vary condition 3 of planning permission DM/24/1474 which was granted on the 4th September 2024 for a 'Rear two storey extension and replacement porch' at 5 Wilmington Close Hassocks BN6 8QB.

The proposed changes consist of replacing the previously permitted external materials to the rear elevation which consisted brick and tile-hung cladding with render at ground floor level and timber cladding at first floor level.

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, the Mid Sussex Site Allocations 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.

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.

Hassocks Neighbourhood Plan

The Hassocks Neighbourhood Plan was adopted June 2020

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the policies in the draft District Plan. 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.

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document

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)

Planning Practice Guidance

ASSESSMENT

The application is submitted under Section 73 of the Town and Country Planning Act 1990. The Act states that *"On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application."

The principle of the development has been established by virtue of the previous permission. As such it is only necessary to consider the specific changes that are proposed to the previously approved development. The proposed amendments consist of replacing the previously permitted external materials to the rear elevation which consisted brick and tile-hung cladding with render at ground floor level and timber cladding at first floor level.

Character and Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is contained within policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The proposed external materials would not be similar in appearance to the existing materials at the site, however they are considered to be relatively common within the built up area boundary and due to their location their would be limited views of them from the public realm. Taking into account the above, the proposal is considered to address the character and scale of the surrounding buildings and landscape. Therefore the proposal complies with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

CONCLUSION

In conclusion the proposed alterations are considered to address the character and scale of the surrounding buildings and landscape. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Decision: Permission

Case Officer: Hamish Evans