

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2747	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	First floor side extension over garage, single storey rear extension to replace conservatory, single rear extension behind garage		
Site:	4 Pound Gate, Hassocks, West Sussex, BN6 9LU, , , ,		
Validation Date	10 Nov 2025	Overall Expiry Date:	3 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jan 2026
Target Date:	5 Jan 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	13 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2747

**4 Pound Gate, Hassocks, West Sussex, BN6 9LU, , ,
First floor side extension over garage, single storey rear extension to replace conservatory,
single rear extension behind garage
Mr Todd Hurrell-Wood**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Archaeological Adviser: the proposed development lies just to the south-east of a confluence of multiple Roman Roads running through Mid Sussex, as evidenced by previous excavations along their route, and denoted by several Archaeological Notification Areas. Surrounding this convergence of roads is an area of multi-period archaeological activity, including extensive Roman building remains to the west of the proposed development forming part of a Roman settlement site. A cemetery associated with this settlement was also uncovered, which included the discovery of earlier Bronze Age and later Anglo-Saxon burials, suggesting occupation in this area for a substantial period of time. Mesolithic worked flints have also been recovered from the vicinity of the development.

The Roman settlement site was initially discovered and partially excavated during quarrying activity in Hassocks during late nineteenth and twentieth century; 4 Pound Gate lies entirely within the extent of this historic quarrying. Any archaeological deposits on the site are likely to have been truncated by sand extraction, and this, combined with previously developed nature of the site and the relatively small scale of the proposals, suggests that no significant archaeological remains will be impacted by the groundworks associated with the development. Accordingly, I have no recommendations.

Naturespace Newt Officer: No likely impact on great crested newts or their habitats. As the development is located within the red Impact Risk Zone, as modelled by district licence mapping, agrees informative should be attached.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council: Recommend permission is granted.

INTRODUCTION

This application seeks planning permission for a first floor rear and side roofline extension over the existing attached double garage, a single storey rear extension behind the garage and a new single storey rear extension to replace an existing conservatory at 4 Pound Gate in Hassocks.

RELEVANT PLANNING HISTORY

DM/22/0295. First floor side extension over garage, single storey rear extension to replace conservatory with an outside covered area. Amended plans received 11.05.2022 showing revisions to garage roofline and size of rear dormer reduced. Approved June 2022.

02/00159/FUL. Retrospective application for erection of gates, 1.1 metres high, at entrance to property. Approved March 2002.

CN/014/93. Development of site with six detached houses and garages. Approved June 1993.

SITE AND SURROUNDINGS

No 4 Pound Gate is a four bed detached house with an attached double garage, located at the eastern end of a cul de sac of six houses located off Brighton Road to the south of Stonepound Crossroads in Hassocks. The property has vehicular access onto a private forecourt for off road parking to the front of the garage.

The house has a conservatory and patio at the rear, sited on the eastern facing elevation. The house occupies an irregular shaped plot which backs onto a property known as The Warren, which is accessed off another residential road, South Bank. The eastern boundary to the garden is currently marked by an established laurel hedge.

The property is located within the WSCC Archaeological Notification Area, in a Red Zone for Great Crested Newts and within the built up area of Hassocks.

APPLICATION DETAILS

Planning permission is sought to enlarge the house by the addition of a raised roofline and first floor addition on the rear (east facing) garage roofline, thereby enlarging the existing first floor accommodation. The submitted plans also show the addition of a single storey extension, with an angled rear wall, at the rear of the garage and a separate rear single storey extension to replace the existing conservatory on the rear elevation.

The application seeks a variation to the design of a previously approved extension proposal, permitted under DM/22/0295, which included an open rear canopy addition along the rear of the house at ground floor level, with a larger development footprint. Works have not commenced for that approval and that permission has now lapsed.

The proposal seeks permission to enlarge the ground floor garage space with a ground floor addition. The extension will also allow internal access from the house, via the garage into the rear garden, via an inset rear doorway. The rear wall of the addition is angled, with a maximum depth of 3.7m, to a minimum depth of 2.8m where it adjoins the southern corner of the house. The extension will be constructed alongside the side access pathway which extends from a side gateway into the rear garden. External bin storage space is to be provided at the rear of the extension, as illustrated on the proposed ground floor plan.

The proposed extension is shown to be externally finished with grey vertically profiled metal wall cladding and has a flat roof with a recessed waterproof membrane finish.

A set of external stairs are shown to provide access from the side path to a 0.7m wide section of the roofline in front of the dormer addition, to allow access to/from the first floor bedroom. The applicant has confirmed that a glass balustrade will mark the edge of the access route and he has submitted a plan to illustrate that the majority of the roof will not be accessible, except for maintenance. It has been confirmed that the flat roofed area over the rear garage extension is not intended to be used as a first floor roof terrace.

A first floor addition over the double garage is shown on the proposed plans, and this is similar in design to that approved under DM/22/0295. The proposed addition alters the hipped garage roofline to a gabled roof form and includes a rear, centrally positioned, 4m wide rear dormer, with a flat roof, set approx. 0.4m above the existing roofline on the garages. The southern cheek of this addition is shown to be inset from the new gable end on the garage, and is to be finished with grey vertically profiled metal wall cladding. The gable end wall of the roof addition is shown on the plans to be built in matching brickwork with traditional bargeboards.

The existing double garage is to be retained. At first floor level the existing fourth bedroom is shown to be adapted to create a study and to accommodate a corridor to a new fourth bedroom, with an ensuite shower room and wardrobe space, located in the first floor addition and extended roof space over the garage. Two rooflights are shown to be inserted into the front (west facing) roof slope to light the

bedroom and the wardrobe area. Within the dormer at the rear a 1.8m wide window, a first floor doorway, and a 0.5m wide window for the ensuite are shown.

The existing separate conservatory, which is located off the dining room at the rear of the house, is to be demolished to allow for a new 3.6m deep by 3.7m wide flat roofed dining room extension. The proposed extension is also shown to be externally finished with grey vertically profiled metal wall cladding and has a flat roof with a recessed square rooflight set within a waterproof membrane roof.

Garden landscaping works associated with the proposed extensions are shown on the proposed Ground floor plan and Section drawings. The existing laurel boundary hedge on the eastern boundary of the garden, and part of the hedge on the southern boundary are shown to be removed. The rear boundary hedge is substantial and has grown to a width of approx. 2m into the garden. The removal of the hedge will create additional rear garden space. The plans show the sloping section of the garden to be levelled, and a new raised planter bed (approx. 0.45m high), a retaining wall and a new boundary fence (1.9m in height) to be constructed along the width of the rear boundary.

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 Hassocks Neighbourhood Plan and Site Allocations DPD.

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
DP34 Listed Buildings and Other Heritage Assets
DP38 Biodiversity

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Neighbourhood Plan - Hassocks Neighbourhood Plan, made 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) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the 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
DPB2 Listed Buildings and other Heritage Assets

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
- Impact on residential amenities
- Parking provision
- Archaeological Impact
- Biodiversity
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 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 DP29);

* 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.'

Also relevant in the determination of the application is Policy 9 of the Hassocks Neighbourhood Plan, which states:

'Policy 9: Character and Design

Development proposals will be supported where, they are in line with the Townscape Appraisal, and where the character and design:

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.'

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant 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 allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement 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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and

-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG51 refers to rear extensions and states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'.

In addition Principle DG52 in Chapter 9 of the Design Guide is relevant to this application as it refers to Loft Conversions and Roof Extensions, and states:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors'.

The proposed alteration to the garage roof form will change the appearance of this property in the street scene, with the partially raised ridge height of the garage roof, and the change from the hip to gabled roof form, altering the first floor spacing of No 4 and its neighbour at No 5.

The introduction of a brick finished gable end with barge boards will blend in with the original appearance of the property. The dormer addition will be inset from the southern elevation and this will ensure that the rear first floor addition is screened from public vantage points from the front of the property.

The extensions have a subordinate form to the main two storey part of the house and the character of the original dwelling will be retained. The proposed rear extensions and dormer addition are of a more contemporary appearance, with the use of contrasting external materials. The front facing elevation of the house will be largely unaltered in the street scene, with the addition of the two rooflights in the front garage roof.

Overall, the proposed additions are found to accord with design principles DG49, DG51 and DG52 of the Design Guide. Being located at the back of the property, the contemporary finish will give the property a modern update, but will not be visually harmful to the general street scene or affect the overall character of the area. The proposal is therefore found to accord with District Plan Policy DP26, Neighbourhood Plan Policy 9 and the design principles set out in the Design Guide.

Impact on residential amenities

District Plan Policy DP26 and Neighbourhood Plan Policy 9 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the phrasing of these policies. District Plan Policy DP26 requires 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.'*

In contrast Policy 9 states that development proposals will be supported where they do 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;

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 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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties most affected by the proposed gable addition and rear addition are the detached house at No 5 Pound Gate and a chalet bungalow at The Warren, off South Bank. The proposed side gable will bring the built form of No 4 closer to No 5 but there are no immediate overlooking windows at No 5 that will be affected. No 5 occupies an angled position relative to No 4 and there are no windows in the side elevation of that house to be affected by the proposed roof additions. No 5 has been recently extended with a flat roofed single storey rear extension. Due to the orientation of the two houses it is considered that the proposed ground and first floor extensions, with the associated first floor access stair will not adversely affect the privacy, outlook, daylight, sunlight or security of the neighbours living at No 5.

The proposed eastern facing dormer will allow views from the first floor in the addition towards a side gable wall at The Warren. This contains a first floor bedroom window, situated approx. 17m to the east. To protect the privacy and amenities of the neighbours at The Warren, and to ensure that views from the new first floor windows in the dormer addition are limited, it is considered appropriate to require that the glazing in the ensuite window is obscured. It is considered that the additional first floor bedroom window will not cause an adverse degree of overlooking onto the neighbouring property or impact upon the privacy, outlook, daylight, sunlight and security of the residents of that property.

The proposed first floor door serving the fourth bedroom is shown in a central position in the dormer. It is considered appropriate to impose a planning condition to require the provision of the proposed glazed balustrade to prevent the use of the first floor roof as a raised platform, and limited for access only, to prevent an adverse degree of overlooking and thus protect the neighbouring amenities and privacy. With this in place it is considered that there would not be an unacceptably harmful impact upon the amenities of the residents at No 5 and The Warren.

The proposed landscaping works at the rear of the garden, whilst shown on the proposed plans, do not constitute works that require planning permission. Whilst the loss of the laurel hedge, and its replacement with a retaining wall and fenceline will change the appearance of the rear boundary, it will not harm public views from Pound Gate and the proposed fenceline will maintain the garden privacy for the neighbours.

Overall, it is considered that the proposal will not unduly affect the neighbouring amenities or their privacy, outlook, daylight, sunlight and security. The application is found to accord with District Plan Policy DP26, Policy 9 of the Neighbourhood Plan and the overall principles of the Design Guide.

Parking provision

With regards to parking provision for the extended house the relevant District Plan Policy is DP21, which states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

o A high quality transport network that promotes a competitive and prosperous economy;

- o A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- o Access to services, employment and housing; and*
- o A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
 - o Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
 - o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
 - o The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
 - o Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
 - o The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
 - o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
 - o The scheme protects the safety of road users and pedestrians; and*
 - o The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*
- Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.*
- Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.*

The proposal will increase the number of first floor rooms in the house from 4 to 5, although the dedicated bedrooms will remain at 4, with a first floor study being created from the truncated current fourth bedroom. There is existing off road parking provision at the front of the house for up to 2 vehicles, as well as the double garage provision.

For a 4 bed property located in Hassocks the West Sussex County Council Guidance on Parking recommend 2.7 spaces should be provided.

There is an over provision for parking for the extended dwelling when assessed against the WSCC parking requirements. Whilst there is restricted on street parking in the nearby roads, the site is also located in a sustainable location, within walking distance of the mainline station and the village centre and other sustainable transport options. The proposal is therefore considered acceptable in terms of the provision for parking for the extended property and therefore the proposal accords with the aims of District Plan Policy DP21.

Archaeological Impact

The site lies within an extensive area around Stonepound Crossroads which falls within a WSCC Archaeological Notification Area. The application has been supported with a Heritage Statement and a WSCC HER Consultation Report. The site is within an identified area for potential finds, and the Local Planning Authority has a duty to protect heritage assets, as required in District Plan Policy DP34. The proposed extensions will be located on already disturbed ground around the original house. The Archaeological Adviser has reviewed the submitted documents and the available archaeological records for the area around Stonepound Crossroads and considers that no significant archaeological remains will

be impacted by the groundworks associated with the development. The proposal is therefore found to accord with District Plan Policy DP34.

Biodiversity

The site falls within the Red Impact Risk Zone for Great Crested Newts, and the Naturespace Newt Officer has been consulted for her views on the application.

The relevant District Plan Policy with regards to biodiversity and its protection is DP38. This states:

'Biodiversity will be protected and enhanced by ensuring development:

o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
o Promotes the restoration, management and expansion of priority habitats in the District; and
o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

As advised by the Newt Officer an Informative is recommended regarding the potential for the development to affect Great Crested Newts to accord with the aims of District Plan Policy DP38.

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

The proposed rear and first floor extensions are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road.

It is considered that the new additions will not cause unacceptable harm to the neighbouring amenities, or impact upon the privacy, outlook, daylight, sunlight and security of the neighbours, with recommended planning conditions to control the detail of the development. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policy 9 in the Neighbourhood Plan and the relevant principles of the Design Guide.

The site is located in a sustainable location. The proposed on site parking provision will accord with the aims of District Plan Policy DP21.

An Informative is recommended regarding the potential for the development to affect Great Crested Newts to accord with the aims of District Plan Policy DP38.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey