

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2327	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Demolition of existing extension, construction of replacement extension with alterations to the existing house both internally and externally. Conversion of existing garage into an ancillary annexe and construction of new triple bay garage.		
Site:	Wellhouse, Wellhouse Lane, Burgess Hill, West Sussex, RH15 0BN, , ,		
Validation Date	15 Sep 2025	Overall Expiry Date:	17 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jan 2026
Target Date:	10 Nov 2025	Recommending Officer Signature:	Rachel Richardson

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	14 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2327

**Wellhouse, Wellhouse Lane, Burgess Hill, West Sussex, RH15 0BN, ,
Demolition of existing extension, construction of replacement extension with alterations to the existing house both internally and externally. Conversion of existing garage into an ancillary annexe and construction of new triple bay garage.
Duncan Gillett**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

TOWN/PARISH COUNCIL OBSERVATIONS

Recommends permission be granted.

INTRODUCTION

Permission is sought to remodel the property altering all elevations to create a symmetrical south (front) elevation with the addition of another two-storey gable wing, a two-storey gable projection to the north (rear) following demolition of a single storey element, and two storey extensions to the east and western sides. The application also proposes construction of a triple bay garage and conversion of an existing garage into an annexe.

RELEVANT PLANNING HISTORY

DM/21/0483. Two storey side extension and reconfiguration of front façade. Removal of existing rear annexe and replace with kitchen and family room; Conversion of extended loft space to create a master bedroom; Removal of existing outbuilding and replacement with a double garage with accommodation over. Permission 07.04.2021

DM/21/3750. Outline application for 10x self-build plots for 6x 2-bedroom, 4 person bungalows and 4x 3-bedroom, 6 person bungalows. All matters to be reserved except for Access. (Additional supporting documents provided 25/02/2022) Refused 24.06.2022.

DM/22/3750. Nonmaterial amendment to planning application DM/21/0483 - Removal of loft conversion, 2 no. front dormer windows, 2 no. rear picture windows and the velux windows above second floor landing also removed. Refused 19.12.2022

SITE AND SURROUNDINGS

The site consists of a detached two storey dwelling and a detached triple garage. The grounds are extensive, and the buildings are set well back into the plot. The property is a substantial sized dwelling which has white painted rendered walls with features including some tile hanging at first floor and black painted Tudor style beams.

The boundary is predominantly defined by vegetation comprising mature hedgerows with a post and rail fence to the rear northern side.

The surrounding area is very rural and accessed down a single lane private road. The properties on this side of Wellhouse Lane are all substantial in size of varying character and with various outbuildings. They are set within a spacious layout with generous plots.

For the purposes of planning policy, the site lies outside of the built-up area boundary and within countryside. The South Downs National Park boundary is situated to the southern side of Wellhouse Lane.

APPLICATION DETAILS

The proposed extensions to the dwelling are sought to rationalise the internal layout and increase the first floor so it reflects the floor space below. The proposed extensions essentially involve removing single storey elements and extending the ridgeline at two storey height, and in a northerly direction over the rear of the property. A gable feature is proposed on the northern elevation.

Set in from the rear elevation, it is proposed to extend the western and eastern sides with two storey wings. The ridge heights of these elevations are as existing. It is proposed to create a second two storey gable projection on the front, southern elevation, which would create symmetry and a double gable feature with the entrance between.

The proposed materials include rendering the entire dwelling, vertical cladding in the rear gable, clay tiled roof to match, and black framed glazing.

The proposed garage will be situated to the southern side of the dwelling in the south eastern corner of the plot. It will measure approximately 11m in length by 6.7m deep with a fully hipped roof and eaves and ridge heights of 2.2m and 5.4m respectively. This building will be timber clad with a clay tiled roof.

It is proposed to renovate the existing garage situated to the northwestern side of the main dwelling. Amended plans have been submitted to illustrate that there are no kitchen facilities and that it cannot be occupied as a self-contained unit and independently from the main dwelling.

The proposed annex will be timber clad and have a standing seam roof and PV array.

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:

DP12: Protection and Enhancement of Countryside
DP15: New Homes in the Countryside
DP18: Setting of the South Downs National Park
DP26: Character and Design
DP39: Sustainable Design and Construction

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.

Neighbourhood Plan

Hassocks Neighbourhood Plan made on 28th March 2018.

Policy 5: Enabling Zero Carbon

Policy 6: Development Proposals Affecting the South Downs National Park

Policy 9: Character and Design

Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.

Relevant policies:

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:

DPB1: Character and Design

DPS2: Sustainable Design and Construction

DPC1: Protection and Enhancement of the Countryside

DPC3: New Homes in the Countryside

DPC5: Setting of the South Downs National Park

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

The main issues for consideration are:

- o Principle,
- o Design and Character
- o Residential Amenity

Principle

As noted above, planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

In terms of policy designations, the starting point for this assessment is that the application site falls outside of the built-up area of Hassocks as defined by the District Plan. As such the site is located within the defined Countryside.

Policy DP12 of the District Plan refers to the protection of the Countryside and states, in part, that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and is necessary for the purposes of agriculture or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Policy DP15 of the District Plan refers to new homes in the countryside and sets out the special justifications where new homes would be permitted. Special justification would include,

- Essential agricultural or forestry workers accommodation
- Exceptional design quality for isolated new homes
- Rural exception sites
- DP6 requirements being met

Policy DP15 also states that:

'New 'granny annexes' that are physically separate to the dwelling are defined as a new home and are subject to the same requirements as above.'

Policy 14 of the HNP states inter alia that, 'Development proposals for residential development outside of the built- up area of Hassocks will be supported where they are in accordance with Policy DP6 of the Mid Sussex District Plan, Policy SD25 of the South Downs Local Plan and Policy 1 of this Plan.'

DP6 is considered to be a policy relating to the supply of housing and as such can be considered to be out-of-date, having regard to the NPPF tests. As such, this policy can be given limited weight in the determination of the application.

DP18 requires development that contributes to the setting of the SDNP only to be permitted where it does not detract from , or cause detriment to, the visual and special qualities (including dark skies) , tranquillity and essential characteristics of the NP and should not adversely affect views , outlook and aspect, into and out of the NP by virtue of its location, scale, form or design.

Policy 6 of the HNP has a similar ethos to DP18 and also says that development proposals will be supported where they do not unacceptably harm the SDNP or its setting.

The garage building currently exists, and its proposed conversion into an annex is considered to be acceptable given that the amended plans demonstrate that it cannot be occupied independently from the main dwelling. Any planning permission will also include a planning condition to this effect.

The SDNP is a considerable distance away and on the opposite side of Wellhouse Lane to the south. The existing main dwelling and proposed garage will be closer to the SDNP than the proposed annex will be. It is therefore not considered to detract from the essential characteristics of the SDNP.

In terms of the principle, and given the above, there is compliance with Policy DP12 insofar as the development is deemed to maintain or enhance the quality of the rural and landscape character. The principle of the application, in relation specifically to the annex, does not conflict with the development plan, in terms of what type of development is allowable under Policies DP12, DP15 and DP18.

Design and Character

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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development.'*

Policy 9 of the HNP 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.'*

MSDG principle DG49 states, inter alia that:

'Extensions should respond to the design of the original dwelling and applicants 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 allowing 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.'

'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. '

DG50: Front and Side Extensions, states in part that front extensions are more likely to be acceptable where the dwelling is set back from the road and side extensions should be subservient to the original dwelling to define the original dwelling. They should not close important gaps and views.

In terms of rear extensions principle DG51 states that where they *'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.'*

The existing dwelling has been previously extended, and as such its form and layout is somewhat discombobulated. However, it does benefit from some characterful features such as the chimneys and Mock Tudor appearance at first floor. The proposed extensions have been designed to rationalise the internal layout and remove single storey elements by creating two storey extensions in their place. The proposed extensions are therefore essentially maintaining the existing building footprint. The proposed external appearance is also considered to be carefully designed and set down in height compared to the ridgeline of the main roof, and is given status to the front elevation by creating another gable projection to provide symmetry. The majority of the chimneys are also to be retained, and materials are in keeping and sympathetic with the existing property.

The design of the proposed extensions to the dwelling are considered to be acceptable and in accordance with relevant policies.

The proposed annex will involve the renovation of an existing dilapidated detached garage. The materials will be to match the dwelling and in terms of character and appearance this is also considered to be acceptable in policy terms.

Amended drawings have been received for the proposed garage to give it a similar form to the existing garage. It will have 3 bays and a fully hipped roof. It will be situated in the southeastern corner of the plot in the front garden. However, it will not be prominent in the surrounding landscape due to its reduced building mass and surrounding boundary vegetation. It will have a timber frame and be timber clad with a clay tiles to respect its rural location whilst also being sympathetic to the existing dwelling.

In terms of Policy DP39, Sustainable Design and Construction, and Policy 5 of the HNP, this is a householder application for a relatively modest extension. The proposed extensions will need to comply with building regulation requirements which require the development to meet certain building standards compliant with minimising energy use.

Notwithstanding this, the proposed annex will have a solar PV array in accordance with this policy.

As such, in design terms the proposed development complies with DP26, HNP Policy 9 and MSDG principles DG49, 50 and 51, as well as national guidance contained in the provisions of the NPPF.

Residential Amenity

The proposed development is considered to comply with DP26 and HNP policy 9 in terms of residential amenity.

As said above given the rural character of the area and the very spacious layout of properties and ancillary buildings, there would be no significant harm caused for the occupants of adjoining properties.

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 application is considered to be acceptable in principle, and in terms of design, character and residential amenity, and for the reasons mentioned above. It is therefore compliant with relevant policies DP12, DP15, DP18, DP26 and DP39, HNP policy 5, 9, and 14 and principles DG49, 50 and 51 of the MSDG. As well as guidance contained within the NPPF. It is therefore recommended that permission be granted.

Decision: Permission

Case Officer: Rachel Richardson