

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2482	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, existing kitchen front window alteration, larger first floor ensuite rear window, and new sunpipe domes to existing rear roof slope.		
Site:	15 Silverdale, Hassocks, West Sussex, BN6 8RD, , , ,		
Validation Date	2 Oct 2025	Overall Expiry Date:	2 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jan 2026
Target Date:	27 Nov 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

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

MID SUSSEX DISTRICT COUNCIL

DM/25/2482

**15 Silverdale, Hassocks, West Sussex, BN6 8RD, , ,
Proposed single storey rear extension, existing kitchen front window alteration, larger first floor
ensuite rear window, and new sunpipe domes to existing rear roof slope.
Mr And Mrs Sawtell**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

15 Silverdale is an unlisted semi-detached house located within the immediate setting of the Hassocks Conservation Area, close to its north-eastern boundary. The property is one of a number within the Silverdale development, which appears to date from the late 20th century, and consists of detached and semi-detached houses of a consistent loosely neo-Georgian scale, including features such as Georgian style casement windows, and columned and pedimented entrance porches. The property in question is particularly prominent, being located in a corner position facing onto the junction with The Crescent, which is within the Conservation Area.

The current proposal is for alterations and extensions including a single storey front porch extension, a single storey rear extension, alterations to windows and sunpipes.

The proposed front porch extension would sit in the angle of the front range of the house and an existing two storey set back side range which appears to be an extension or garage conversion. In my opinion, this aspect of the proposal is contentious in terms of its impact on the street scene of this part of Silverdale, in terms of the additional bulk to the front of the house and of the loss of the existing, apparently original entrance, which as can be seen in the image below is a consistent feature of the houses to this part of the road, adding rhythm to the facades of the houses as they step up the street.

The proposed rear extension replaces an existing lean-to utility addition with a gable roofed single storey extension on an enlarged footprint. Although the proposed extension will have some impact on views from the adjacent road, it will be partially screened by the adjacent planting, and remains appropriately subordinate to the building. In my opinion, this aspect of the proposal is therefore not contentious, subject to detail.

The proposed alterations to the windows, and the new sunpipes to the rear roof slope are also not considered contentious subject to detail.

In summary, although aspects of the proposal are considered acceptable, the proposed front porch should be omitted from the scheme to ensure that the street scene of Silverdale and the contribution which it makes to the setting of the Conservation Area is preserved, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

Further comments on the above application following the receipt of revised plans. The application has been revised to amend the footprint and design of the proposed front porch. As now shown, the porch re-uses the existing door and surround. However, as previously discussed, the principle of an addition in this position is considered contentious. Also, although the existing door is re-used, its revised position facing forward towards the street does not reflect the existing original orientation and does not therefore respect the consistency or rhythm of the house facades along this part of Silverdale, as discussed below.

In summary therefore the revised proposal does not address the concerns previously raised, so that it the application is considered to result in harm, through impact on setting, to the character and appearance of the Hassocks Conservation Area. This is contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, I would consider the harm to be less than substantial, at the lower end of that scale, such that the balancing exercise set out in paragraph 215 will apply.

Further comments on the above application, following the receipt of revised plans. The application has been further amended to show the front entrance retained in its existing position. A window to the façade is reduced in size, but this work is not considered contentious.

As amended therefore the proposal is considered to preserve the setting of the Hassocks Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.
- New window to the front elevation to match existing adjacent fenestration in material, colour and glazing pattern and in dimensions and profile of framing.

PARISH COUNCIL OBSERVATIONS

Recommend permission is granted.

INTRODUCTION

Planning permission is sought to construct a single storey rear extension, alterations to an existing front and an existing rear window, and to install new sunpipe domes to the existing rear roof slope.

RELEVANT PLANNING HISTORY

KY/011/83- Garage extension. Permission.

01/01799/FUL- Second storey extension over existing garage. Permission.

SITE AND SURROUNDINGS

15 Silverdale is a semi-detached two-storey dwelling. The property is constructed of red brick, with white upvc windows and a plain tile roof. The property is characterised by casement windows, and a columned and pedimented entrance porch, forming part of a consistent design along the eastern side of the road. The dwellinghouse benefits from a second storey extension of a garage, a rear extension and off-street parking to the front of the property which accommodates approximately two cars. The property occupies a prominent position on a corner plot, facing onto the junction with The Crescent.

The property lies within the immediate setting of the Keymer and Hassocks Conservation Area. Neighbouring properties are located to the east and south. Highway is located to the west and north.

APPLICATION DETAILS

The application seeks permission to construct a single storey rear extension, alterations to an existing front and an existing rear window, and to install new sunpipe domes to the existing rear roof slope.

The rear extension would measure some 4.1 metres in width and some 4.5 metres in depth. This would have a pitched roof with a height to the ridge of some 3.6 metres and a height to the eaves of some 2.7 metres. It is also proposed to install bi folds doors on the rear (western) elevation and to install a window on the side (southern) elevation. In addition, it is proposed to install no.3 rooflights on the rear (southern) roof pitch.

The proposal also seeks to install a smaller window on the front elevation at ground floor. This would be finished in external materials to match the existing.

In addition, it is proposed to install a larger window on the rear elevation at first floor level. This would be finished in external materials to match the existing.

Finally, permission is sought to install 2 no. sunpipe domes on the existing rear roof slope.

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:

DP26: Character and Design

DP35: Conservation Areas

Site Allocations DPD

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

Relevant policies.

No relevant policies

Neighbourhood Plan

Hassocks Neighbourhood Plan made in 2020.

Relevant policies:

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

DPB1 - Character and Design

DPB3 - Conservation Areas

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;

- Impact on Heritage Assets and Character and Appearance
- Neighbouring amenities
- Biodiversity Net Gain

Impact on Heritage Assets and Character and Appearance

The site is located within the setting of Keymer and Hassocks Conservation Area, as designated in 1989. A Conservation Area is defined as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area.'

Policy DP35 of the District Plan states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located; Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area. Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'*

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 DP27);
- 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 Hassocks Neighbourhood Plan relates to Character and Design and states that:

'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.'*

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and states 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.

Principle DG50 of the Mid Sussex Design Guide relates to front extensions and states that:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

Principle DG50 of the Mid Sussex Design Guide relates to rear extensions and states that:

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.

Paragraphs 212 - 215 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The application site lies within the setting of the Keymer and Hassocks Conservation Area.

The MSDC Conservation Officer was consulted on the application. The Conservation Officer concludes that the proposed rear extension remains appropriately subordinate and is not considered contentious. The details of the external materials can be secured by a suitably worded condition. In addition, the Conservation Officer considers that the proposed alterations to the windows are not considered contentious. The details of these alterations can be secured by a suitably worded condition. Furthermore, they concluded that the initial proposal to construct a front porch would be detrimental to the appearance and character of the area and therefore advised to remove this aspect of the proposal. Following their consultation response, revised plans were received which retained the existing porch. The Conservation Officer now considers that the application preserves the character and appearance of the area. These views are shared and agreed upon from a planning perspective.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings and would protect the setting of the Keymer and Hassocks Conservation Area. As such the proposal is deemed to comply with the above part of policies DP26 and DP35 of the District Plan, principles DG49, DG50 of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'.*

To the south is 13 Silverdale. Given the single storey and modest nature of the proposal, it is not considered that the proposal would cause significant harm to the light and outlook of this neighbour. Given that the development would be offset from the shared boundary by some 4.8 metres and is single storey in nature, it is not considered that the proposal would give rise to significant overlooking concerns.

To the east is 17 Silverdale. Given that the development would be offset from the shared boundary by some 4.6 metres and is single storey in nature, it is not considered that the proposal would cause significant harm to the light and outlook of this neighbour. A glass door is proposed on the side (southern) elevation. Given the existing boundary treatments and that the proposal is single storey in nature, it is not considered that this would give rise to significant overlooking concerns.

Due to the residential nature of the proposed development, there would not be any significant harm regarding noise, air or light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

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 proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the Keymer and Hassocks Conservation Area or to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP26 and DP35 of the Mid Sussex District Plan, and policy 9 of the Hassocks Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin