

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0527	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed two storey rear extension		
Site:	2 Ockley Cottages, Ockley Lane, Hassocks, West Sussex, BN6 8NY, , ,		
Validation Date	2 Mar 2026	Overall Expiry Date:	11 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 May 2026
Target Date:	27 Apr 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	12 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0527

**2 Ockley Cottages, Ockley Lane, Hassocks, West Sussex, BN6 8NY, ,
Proposed two storey rear extension
Mr Malins**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

The committee recommend permission is granted.

INTRODUCTION

The application seeks planning permission for proposed two storey rear extension.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

The application property is a two-storey semidetached dwelling. The property is characterised by red brick, fenestration and a plain tile roof. The property benefits from an area of off-street parking to the front of the property which accommodates approximately 2 cars.

The site lies outside the built-up area boundary of Hassocks. Neighbouring properties are located to the north and south. Highway is located to the east.

APPLICATION DETAILS

The proposal seeks permission for part two storey part one storey rear extension.

The proposed single storey element would measure approximately 6.2 metres in width and 3.8 metres in depth. This would incorporate a flat roof with a maximum height of approximately 3.1 metres. Bifold doors and a window are proposed on the rear (western) elevation. This would have facing brickwork to match the existing dwelling.

The proposed two storey element would measure approximately 4 metres in width and 4 metres in depth. This would incorporate a pitched roof with an approximate height to the ridge of 6.4 metres an eaves height of approximately 4.9 metres. A window is proposed on the rear (western) elevation. This would have vertical tile hanging and clay roof tiles to match the existing dwelling.

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 the Countryside

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.

No relevant policies

Neighbourhood Plan

The Hassocks Neighbourhood Plan was made on 24 June 2020.

Relevant policies:

Policy 5 - Enabling zero carbon

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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

DPC1 - Protection and Enhancement of the Countryside

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 and Character
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

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 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.

Principle DG49 of the MSDC Design Guide requires extensions to be well related to the original dwelling and informed by local character. Extensions should be subordinate to, and integrated with, the existing building in terms of scale, form and massing, ensuring that the original dwelling remains the dominant element. Simple building forms are encouraged, along with the alignment of window and door patterns and the use of matching or otherwise appropriate materials. Proposals should also avoid causing significant loss of private amenity space.

Principle DG51 of the Mid Sussex Design Guide relates 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.'

Policy 9 of the Hassocks Neighbourhood Plan contains a similar ethos.

The application site lies outside the built-up area boundary of Hassocks. In this instance, the proposal relates to the extension of an existing dwelling, which is supported in principle by Policy DP26, subject to design and character considerations. As such, the development is not an isolated or new built form in the countryside but represents a modest addition to the existing residential unit. Given the above, it is considered that the development would maintain the quality and character of the countryside.

The proposed rear extension is of an appropriate scale, form and design that would be appropriate to the appearance of the existing dwelling. The incorporation of a pitched roof reflects the character and architectural form of the host property, ensuring that the original building remains the dominant and legible feature. Whilst the extension would project beyond the flank elevation and be visible from the street scene, it would not appear unduly prominent or harmful given its subordinate design and the use of materials to match the existing dwelling, which would ensure a cohesive and sympathetic appearance.

The proposal is therefore considered to comply with Policies DP12, DP26 of the District Plan, policy 9 of the Hassocks Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Sustainable design

District Plan Policy DP39 states:

'All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- o Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- o Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;*
- o Use renewable sources of energy;*
- o Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;*
- o Limit water use to 110 litres/person/day in accordance with Policy DP42: Water infrastructure and the Water Environment;*
- o Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience'*

Policy 5 of the Hassocks Neighbourhood Plan states:

'Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local impacts can be made acceptable'.

A renewable energy source has not been included within the proposal nor any other energy saving measures, however the development would need to meet building regulation standards and it is not considered that this would warrant the refusal of the proposal.

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'.*

Policy 9 of the Neighbourhood Plan requires that proposals 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;*

As such there is some conflict between the two policies. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 Hassocks Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to the amenities of existing nearby residents.

Initial concerns were raised regarding the potential impact to light and outlook of no.1 Ockley Cottages. During the course of the application, amended plans were submitted which adjusted the position of the two-storey element to reduce its impact.

No. 1 Ockley Cottages is located to the north of the application site. Whilst it is acknowledged that the proposal may result in some degree of loss of light and outlook to this neighbouring property, this impact is not considered to be significant enough to warrant the refusal of this application, particularly in light of the amendments secured. Furthermore, as no windows are proposed on the side elevation facing No. 1 Ockley Cottages, the development would give rise to unacceptable levels of overlooking or loss of privacy.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned 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 amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policies DP12, DP26 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