

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0301	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Removal of existing front porch and rear conservatory. Two-storey extension at front of property, and stepped two-storey / single-storey extension at rear. New obscured glass side window and two new extract vents in existing side wall at 1st floor.		
Site:	61 Stonepound Road, Hassocks, West Sussex, BN6 8PR, , , ,		
Validation Date	6 Feb 2025	Overall Expiry Date:	4 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Mar 2025
Target Date:	3 Apr 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	31 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0301

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Removal of existing front porch and rear conservatory. Two-storey extension at front of property, and stepped two-storey / single-storey extension at rear. New obscured glass side window and two new extract vents in existing side wall at 1st floor.
Mr And Mrs S Hall**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

None.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: *'RECOMMEND APPROVAL. The applicant is advised that Government has committed to adopt a 'Future Buildings Standard' during 2021 which will change the Building Regulations requirements for alterations and extensions to homes to bring these alterations closer to that of a 'zero energy building'. This is supported by Policy 5 'Enabling Zero Carbon' of the Hassocks Neighbourhood Plan which states that proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation. Energy saving measures include floor, roof and wall insulation, and low u-value windows (which may need to be triple glazed). These requirements may require amendments to your design which could affect the drawings submitted for planning permission. The applicant may wish to note that alterations that are built to a Nearly Zero Energy standard, are unlikely to need further retrofitting to minimise the carbon emissions that the nation is required to reduce to zero by 2050. As retrofitting an existing home to be highly energy efficient is more complex than doing so for a new building, applicants may wish to look at the 'EnerPHit' standard that the Government is understood to be considering as the applicable "Nearly Zero Energy" standard in this context, or at the Archetypes published by the London Energy Transformation Initiative for u-values for your extension walls, windows etc. and for ventilation and overheating prevention standards to be achieved.'*

INTRODUCTION

The application seeks planning permission for erection of a two-storey front and rear extension, a single storey rear extension and a new side elevation window at first floor level with two new extract vents.

RELEVANT PLANNING HISTORY

There is no recent history of any planning applications relating to the site.

SITE AND SURROUNDINGS

The application relates to 61 Stonepound Road, a two-storey semi-detached property with a hipped roof. The dwelling is positioned to the western side of the road and is set back from the pavement edge by a gravelled front driveway space and low brick-built boundary wall from the pavement edge. The dwelling is set within a linear plot, with garden amenity space contained to the rear where a single storey timber flat roofed outbuilding is positioned. The site backs onto London Road further to the west and is screened by mature tree planting. The existing dwelling is composed of brick exterior walls with rendering at first floor level, red clay roof tiles and white framed uPVC windows and doors.

There are primarily semi-detached dwellings sited to the western side of the road which follow the curve of the road at varying setbacks. Properties tend to feature external render at first floor level with a number of dwellings having been previously extended to both the principal and rear elevations.

The site is within the built-up area for Hassocks as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would extend the existing property to the front elevation through the addition of a two-storey extension with a hipped roof form. The front extension would measure at approximately 1.7m in length, 2.9m wide, have an eaves height of 4.7m and a ridge height measuring at 6m high.

Moving to the rear two storey extension, a hipped roof design would also be used whilst the proposal would step down into a single storey rear extension. The proposed rear extension would measure at around 2.6m in depth, 2.9m wide, 4.7m high to the eaves and 6m high.

The proposed rear extension would be set at a single storey level and partly project with a canopy over a proposed rear terrace. The single storey rear extension would project at a maximum length of 4.2m, a maximum width of 6.2m and measure at 2.7m high.

Proposed external materials throughout would comprise red brick to match the existing with white cream brickwork at ground floor level to the rear, red clay roof tiles for the two storey extensions and a sedum roof to the single storey element, white framed aluminium windows at first floor level, light grey aluminium windows to the rear elevation at ground floor and a timber front door.

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 the Hassocks Neighbourhood Plan

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26: Character and Design

Site Allocations DPD

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

There are no relevant policies.

Neighbourhood Plan

Hassocks Neighbourhood Plan (Made July 2020)

Relevant policies:

Policy 5: Enabling Zero Carbon

Policy 9: Character and Design

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139 are relevant.

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
- Impact on Neighbouring Amenities
- Sustainability
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan 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 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'*

Policy 9 of the Hassocks Neighbourhood Plans 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:

- o Is of high quality design and layout;*
- o Contributes positively to the private and public realm to create a sense of place;*
- o Respects the character and scale of the surrounding buildings and landscape;*
- o Protects open spaces and gardens that contribute to the character of the area;*
- o Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- o 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;*
- o Creates safe, accessible and well connected environments;*
- o Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- o Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- o Positively responds to the local vernacular character of the defined Local Townscape Character Area.'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Additionally, Principle DG50 as set out within the Design Guide, relates to front extensions:

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.

In terms of rear extensions, principle DG51 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'

It is noted that the cluster of semis set to the western side of the road are positioned at varying setbacks from the roadside. Furthermore, it is noted that the property at No.53 has previously been extended to the front elevation at two storey level in a comparable appearance to the current application. Within this context, the siting of a two storey extension to the front of the property is considered to be acceptable.

The proposed front extension would be slightly offset from the main dwellings maximum ridge height. Furthermore, the use of matching external brickwork and clay roof tiles are considered to help the extension assimilate with the existing. The proposed use of lighter brickwork around the front door is considered to help establish this as the main point of entry to the dwelling.

Similarly to the rear of the dwelling, the proposed two storey rear extension would be set at a comparable height to the front extension and would have a recognisable set down from the main dwellings ridge height. It is therefore not considered that the two-storey rear extension would appear overly incongruous.

With regard to the proposed single storey rear extension, it is considered that a more contemporary approach would be taken through the use of cream brickwork exterior, a sedum roof and light grey powder coated aluminium windows and doors. In line with Principle DG51 of the Design Guide, a rear extension not visible from the streetside can be expressed through a more contemporary architectural approach. It is considered that only glimpsed views would be offered from the roadside towards the rear extension and this element would not be significantly visible from the public domain. The single storey

nature of this extension would ensure that this element is subservient to the existing dwelling and it is not considered that the extension would result in a significantly adverse impact towards the character and appearance of the area.

The proposed alteration to the existing side (north) elevation through the addition of a new high-level window is not considered to be viewed as significantly incongruous within the context of this side elevation. The window would be positioned towards the rear elevation and therefore views from the public domain would be restricted.

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

Impact on Neighbouring Amenities

Policy 9 of the Hassocks Neighbourhood Plan states that proposals should not cause 'unacceptable harm' with regard to neighbouring amenity whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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 Hassocks 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.

Specifically, Policy 9 states that development will be supported where the proposal:

'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'

There is an existing window at ground floor and first floor level, both finished in obscure glazing at the neighbouring property to the north-east at No.59. Whilst the proposal would introduce a high-level window to the side (northern) elevation, this window would serve a non-habitable store and be positioned high above the internal floor level and would therefore not provide a significant level of outlook. It is therefore not considered that the proposed window would give rise to an unacceptable overlooking impact.

To the side elevation of the proposed two storey rear extension, a high-level bathroom window would be installed and would face out towards the adjoining site at No.63. As with the proposed window to the other side elevation, it is not considered that this window would result in an unacceptable overlooking impact and would serve a non-habitable room.

The proposed two storey rear extension would project beyond the neighbouring rear elevation and would have a separation distance from the shared boundary of approximately 1.6m. Provided that an expanse of only 2.6m would project beyond the existing rear elevation, it is not considered that the proposed two storey rear extension would give rise to a significant overbearing impact. Furthermore, to the other side (south) elevation, there would be an offset from the shared boundary with the adjoining semi of approximately 3.3m. This offset from the boundary is also considered to help overcome an overbearing impact towards the adjacent neighbouring property.

A rear patio area would be constructed as part of the development proposed which would introduce a raised platform adjoining the proposed rear elevation. Whilst this patio would be set in an elevated position, it is considered that the existing closeboard timber boundary fencing would restrict views towards the neighbouring sites. As such, the proposed patio is not considered to give rise to a significant overlooking impact.

Sustainability

Policy 5 of the Hassocks Neighbourhood Plan states the following:

'Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse impacts can be made acceptable. Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation.'

The proposal would make use of a sedum 'living' roof which is considered to be a sustainable design feature. It is not considered that the proposal would possess significant energy demands being a domestic extension to an existing dwelling.

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

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, Policies 5 and 9 of the Hassocks Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas