



8 The Close

Hassocks

BN6 8DW

12 September 2025

Application Number: DM/25/2100

Proposal: Conversion and first floor extension of existing 2/3 bedroom bungalow to a 4 bedroom house.

Location: 5 Orchard Lane, Hassocks, BN6 8QE

Commentary on Planning Application Number DM/25/2100

This application seeks planning permission for the conversion and extension of an existing 2-bed bungalow to a 4-bed house.

We wish to oppose this application on the following grounds.

Contravention of Policy DP26 in the District Plan.

In looking to convert an established 2-bed bungalow into a 4-bed house the proposed development is both overbearing in scale and out of character to the surrounding buildings and landscape.

The overbearing nature of the proposed development causes significant harm to the amenities of existing nearby residents impacting on privacy, outlook, daylight and sunlight as well as impacting considerably on the adjacent public footpath / thoroughfare.

Contravention of Policy 9 of the Hassocks Neighbourhood Plan

The character and design of the proposed development does not respect the character and scale of the surrounding buildings and landscape.

The development proposals cause unacceptable harm to the amenities of existing nearby residents taking account the impact on privacy, outlook, daylight and sunlight.

Contravention of Mid Sussex Design Guide SPD principle DG38

The design of the proposed development pays no consideration to the immediate locality.

Contravention of Mid Sussex Design Guide SPD principle DG49

Amongst other matters the proposed development has not responded to the design of the original dwelling and no demonstration has been made as to how local character has informed the design.

Also, the proposed development has not been designed to be well integrated with the existing building scale, form and massing. The original building, a 2-bed bungalow, will be completely replaced, by a 4-bed house, and will no longer be the dominant element of the property.

Contravention of Mid Sussex Design Guide principle DG52

The proposed development completely alters the existing roof profile.

Other Matters

Bats

The nearby parkland area contains a notable bat colony that utilizes the current landscape as its hunting territory. Substantial changes to the property's massing could affect the bats, so studies assessing potential impacts should be conducted.

Flooding

During periods of heavy rain, the local area in question is prone to being 'flooded' with significant standing water appearing in both the Adastra park area, private road adjacent to the property and local properties gardens.

Any increased building / addition of scale and mass would only add to this issue.

Precedent

In the applicant's submission it is implied that 'tacit' approval for the development has already been given following pre-application discussions with the local planning authority.

Prior to submitting the planning application, we have engaged with the local authority in pre-application discussions. The designs were developed enough to enable discussions about scale, appearance, amenity, privacy and other relevant planning considerations. The principle of the development was supported and it was recommended that we provide several additional supporting documents to avoid conditions being attached to any subsequent decision notices

Reference is also made to the recent planning approval of a very similar development on 44 Ockley Lane.

It is noted that 44 Ockley Lane is in a completely different location / area and therefore it is not felt that the previous approval of this development should be seen to set the precedent for potential future development in Hassocks where buyers purchase bungalows solely with the view to convert them into larger houses.

Also, the 'bookend' design of the Ockley Lane property did not affect neighbouring properties or amenities on either side, unlike the current proposal.

Privacy and Disruption

Despite there being multiple reasons for rejecting this application under both local authority and parish rules, if approved, we would kindly request conditions such as privacy screening, noise and dust controls etc are included with any approval in order to protect local residents using the adjacent footpath / neighbours from disruption during construction.

From our perspective the build will effectively be at the bottom of our garden, (see photo of existing bungalow profile from our garden), thereby having maximum impact on our privacy, peace and quiet, and potentially health from noise, dust etc during any construction works.



Conclusion

There is sufficient housing in the area, so it is unclear why a 2-bed bungalow in a row of three other such properties should be granted approval to be converted to a 4-bed house, especially given the seemingly multiple breaches of planning rules identified.

The proposed development is considered unsuitable both in size and location and contravenes a number of planning rules and therefore, the application should be refused.