

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0817	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension and roof extension		
Site:	Wilma, Brighton Road, Hassocks, West Sussex, BN6 9LY, , ,		
Validation Date	26 Mar 2025	Overall Expiry Date:	2 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 May 2025
Target Date:	21 May 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:	16 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0817

**Wilma, Brighton Road, Hassocks, West Sussex, BN6 9LY, ,
Proposed single storey rear extension and roof extension
Mr And Mrs Lewis And Louise MacLeod**

SUMMARY OF REPRESENTATIONS

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

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: Recommend permission is granted.

INTRODUCTION

The application seeks planning permission for the development of a rear elevation single storey extension and for a roof extension which would incorporate hip to gable alterations, a rear box dormer and two front dormers.

RELEVANT PLANNING HISTORY

CN/019/84 - Extension to rear of property and conversion of loft to 2nd bedroom. Permission 15.08.1984.

SITE AND SURROUNDINGS

The application relates to Wilma, a detached bungalow featuring a hipped roof which is set to the western side of the main highway and to the southern corner of the junction between Brighton Road to the east and Sandy Lane to the north. The property is served by access from the highway edge by a front brick paved driveway and front garden amenity space. The property is also afforded ample garden amenity space to the rear where a number of timber built, single storey outbuildings are sited. The existing dwelling appears to have been modified over time through the addition of a rooflight to the main roof slope and a rear box dormer. In terms of external materials, the existing dwelling is composed of rendered exterior walls, a tiled roof as well as uPVC and aluminium double-glazed windows and doors.

With regard to the sites locality, there are several other residential dwellings positioned to primarily the western side of the road with varying set backs from the roadside edge. The opposite side of the road to the east is predominantly used by the South Downs Heritage Centre.

The site is located outside of any defined settlement boundary. The site also lies within a red archaeological notification area due to the close position to the route of a Roman road through Mid Sussex.

APPLICATION DETAILS

The proposed development would extend the existing dwelling to the rear through the addition of a single storey rear extension which would project at approximately 4.1m, 9.5m wide and 3m high. The proposed rear extension would use rendered walls, a felt single ply flat roof membrane, uPVC double glazed windows and uPVC and aluminium double-glazed doors.

At loft level, the existing hipped roof would be changed to a pitched roof with gables at either end. Furthermore, a rear box dormer would be developed which would measure at circa 1.8m in length, 8.8m wide and 1.7m high. To the front of the dwelling, two front box dormers would be added as well as two small rooflights. The proposed front dormers would measure at around 1.8m deep, 1.6m wide and 1.5m high. The proposed dormers would utilise tile hanging to their exteriors, a felt roof and uPVC double glazed windows.

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:

DP12: Protection and Enhancement of Countryside

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)

Policy 5: Enabling Zero Carbon

Policy 9: Character and Design

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

DPC1 - Protection and Enhancement of the Countryside

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.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Protection and Enhancement of the Countryside
- Design and Character
- Impact on Neighbouring Amenities
- Sustainability
- Biodiversity Net Gain

Protection and Enhancement of the Countryside

Policy DP12 of the Mid Sussex District Plan states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o it is necessary for the purposes of agriculture; or*
- o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Given the domestic nature of the proposal within the existing dwellings established residential curtilage, the proposed development is considered to protect the intrinsic character and beauty of the countryside. The further supporting policy is DP26 as detailed below.

Due to the above, the proposal complies with policy DP12 of the Mid Sussex District Plan.

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.'

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'

With regard to loft conversions and roof extensions, Principle DG52 notes that:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

The application site can be read within the immediate context of a cluster of three dwellings moving south from Sandy Lane. The immediately neighbouring property at Luearn also displays a traditional hipped bungalow appearance, whilst Beacon View further to the south displays more of a one and a half storey appearance. Beacon View features a window at first floor level within the front gable end and uses a pitched roof as well as side facing dormers. It is therefore considered that extensions at loft level are not uncommon within the sites locality.

It is considered that the alteration from an existing hipped roof to a pitched roof with gable ends would increase the dwellings perceived size, scale and bulk when viewed from the roadside. However, the existing maximum ridge height would not be exceeded as part of the development proposal.

The proposed dormer alterations to both the principal and rear elevations would both take a boxed form. Whilst the rear dormer would almost span the entirety of the rear roof slope, it is considered that this

would essentially be an extension of the existing rear box dormer. As for the front dormers, these are considered to be limited in size and scale and would appear visually subservient towards the main roof slope. It is considered that the existing dwellings bungalow appearance was of limited architectural merit and that the proposal would not appear overly incongruous within the site's context, given the alterations made to Beacon View to the south.

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'

A new side (north) elevation window would be installed which would serve bedroom four. This window would likely face out towards the site's side boundary treatment and be restricted in its level of outlook. Furthermore, the nearest property is The Gables which is set to the opposite side of Sandy Lane and also uses a closeboard timber fence to the side (southern) boundary. As such, it is not considered that the proposed development would give rise to an unacceptable overlooking impact in this regard.

The proposed single storey rear extension would be set nearby the adjacent neighbouring site at Luearn to the south. However, the proposed extension would not project beyond the neighbouring properties rear elevation and would be offset from the shared boundary by approximately 1.6m. As such, it is not considered that the proposal would result in an unacceptable overbearing impact in this regard.

Whilst there are a number of side elevation windows at Luearn, these are all contained to ground floor level and northwards facing. The proposed hip to gable would increase the bulk of the existing property on site, however, it is considered that the offset from the shared boundary would help reduce the proposals overbearing impact.

Accordingly, the proposal is considered to comply with the provisions of policy DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood plan in terms of neighbouring amenities.

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 additional insulation to the existing roof pitch internally whilst the existing rear dormer would be extended and altered with a new insulated roof. It is considered that this further information would help towards reducing the dwellings energy demand and improve the developments sustainability credentials. In addition, the proposals would be required to meet Building

Regulations standards. As such the proposed development is considered to comply with Policy 5 of the Hassocks Neighbourhood 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

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 Policies DP12 and 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