

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1047	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	First floor extension above link between house and swimming pool enclosure.		
Site:	The Oaks, Southdown Farm, Lodge Lane, Hassocks, West Sussex, BN6 8LX, ,		
Validation Date	24 Apr 2025	Overall Expiry Date:	20 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Jun 2025
Target Date:	19 Jun 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	18 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1047

**The Oaks, Southdown Farm, Lodge Lane, Hassocks, West Sussex, BN6 8LX,
First floor extension above link between house and swimming pool enclosure.
Mr George Baxter**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application

SUMMARY OF CONSULTEES

South Downs National Park

No comment.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council

Recommend approval. Advice on sustainability.

INTRODUCTION

The application seeks planning permission for a first-floor side extension at The Oaks Southdown Farm Lodge Lane Hassocks BN6 8LX.

RELEVANT PLANNING HISTORY

DM/24/1355. Demolition of existing changing room and construction of new changing room lounge and link. Permission.

SITE AND SURROUNDINGS

The site is located within the countryside with the Hassocks built up area boundary to the north and east of the site. The South Downs National Park boundary does cut through the rear of the site and is adjacent to the north of the site. The existing dwelling is a two-storey detached property which is characterised by beige stone, composite clad and timber clad walls, seam metal, glass fibre and grey felt roofing and grey aluminium window and door frames. Lodge Lane is located to the east of the site, a residential property is located to the south of the site and open fields are located to the north and west of the site. The surrounding area is considered to be semi-rural to the west and south of the site with the built up area boundary of Hassocks to the north and east of the site. The residential properties within the locality are varied in their design and scale and are characterised by a variety of external materials.

APPLICATION DETAILS

The application seeks planning permission for a first-floor side extension at The Oaks Southdown Farm Lodge Lane Hassocks BN6 8LX. It would measure some 5.9 metres in width, 11.9 metres in depth, an eaves height of 2.6 metres and a total height of 3.1 metres. The extension would be characterised by external materials similar in appearance to those used in the existing dwelling. It would extend above the previously approved single storey extension permitted under application DM/24/1355.

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 Countryside

DP18 - Setting of the South Downs National Park

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.

Hassocks Neighbourhood Plan (adopted June 2020)

Relevant policies:

Policy 5 - Enabling Zero Carbon

Policy 6 - Development Proposals Affecting the South Downs National Park

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:

DPC1: Protection and Enhancement of the Countryside

DPC5: Setting of the South Downs National Park

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)

ASSESSMENT

Character and Appearance and Protection and Enhancement of Countryside

Policy DP12 of the Mid Sussex District Plan seeks to maintain or where possible enhance the quality of the rural landscape character of the District.

Policy DP26 of the Mid Sussex District Plan in part 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:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- 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;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development.'*

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.'

Principle DG50 of the Mid Sussex Design Guide in part states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Side extensions

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding

countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

A similar ethos is contained within policy 9 of the Hassocks Neighbourhood Plan.

The proposal will be characterised by external materials similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposed extension is of a subservient height to the existing dwelling being set below the ridge of the existing dwelling and matching the existing eaves. It would be of a relatively modest width which would not significantly extend the width of the existing dwelling. The space that the proposed extension would be located within is not considered to be an important gap and it would extend above an existing ground floor element of the dwelling.

As such the proposed works are considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The existing highways access and parking arrangement will remain unchanged which are considered acceptable. As such it is considered to comply with policies DP12 and DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and principles DG49 and DG50 of the Mid Sussex Design Guide.

Setting of South Downs National Park

Policy DP18 of the Mid Sussex District Plan states in part that:

'Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.'

A similar ethos is contained within policy 6 of the Hassocks Neighbourhood Plan.

The proposal is of a modest nature and it would be of a similar design and appearance to existing extensions within the surrounding area. Due to the position of the extension there would be limited views of it from the surrounding area. Taking into account the above there would be limited views of the proposed works from views into or out of the South Downs National Park. As such the proposal is not considered to detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park and as such it is considered to comply with the above part of policy DP18 of the Mid Sussex District Plan and policy 6 of the Hassocks Neighbourhood Plan.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan in part seeks to ensure that development:

'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 DP29);'

Policy 9 of the Hassocks Neighbourhood Plan in part seeks to ensure that development:

'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;'

Policy 9 of the Hassocks Neighbourhood Plan requires that development does not cause unacceptable harm to neighbouring amenities whereas policy DP26 of the Mid Sussex District Plan 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.

The proposed extension is subordinate in height to the existing dwelling and it is set away from the boundaries of the site. It does not include any side facing first-floor windows and due to the location of the proposed openings they would not have direct views into neighbouring properties private amenity spaces.

Taking into account the above the proposed works are not considered to have an unacceptable impact on the amenities of the neighbouring properties specifically in terms of impact on privacy, outlook, daylight, sunlight and security and it is considered to comply with the above-mentioned part of policy 9 of the Hassocks Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Sustainable Development

Policy 5 of the Hassocks Neighbourhood Plan states:

"Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation"

The Parish Council have advised the applicant 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 the above policy. However, owing to the small-scale nature of the proposal it is not considered to have any impact on the overall sustainability of the dwelling and these details can be secured through Building Regulations, as such is considered acceptable in regards to the above mentioned policy.

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 considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The proposal is not considered to detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, it would not cause unacceptable harm to the amenities of neighbouring properties and would have an acceptable impact in terms of sustainability. It is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP12, DP18 and DP26 of the Mid Sussex District Plan, principles DG49 and DG50 of the MSDC Design Guide SPD, policies 5, 6 and 9 of the Hassocks Neighbourhood Plan and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans

