

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0655	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed ground floor rear extension.		
Site:	9 Adastra Avenue, Hassocks, West Sussex, BN6 8DP, , , ,		
Validation Date	13 Mar 2026	Overall Expiry Date:	7 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Apr 2026
Target Date:	8 May 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	29 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0655

**9 Adastra Avenue, Hassocks, West Sussex, BN6 8DP, , ,
Proposed ground floor rear extension.
Adams**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

HASSOCKS PARISH COUNCIL OBSERVATIONS

The committee recommend permission is granted.

INTRODUCTION

This application seeks planning permission for a ground floor rear extension.

RELEVANT PLANNING HISTORY

There are no previous applications deemed relevant.

SITE AND SURROUNDINGS

No. 9 Adastra Avenue is a detached mid 20th century chalet style dwelling located within a row of similar properties on the northern side of the road.

The property has a generous sized garden to the rear and also benefits from an attached single garage with one off road parking space to the front. The roof space has been extended with a large box-like dormer installed on the rear roof slope; a modest single storey extension with flat roof has also been added to the rear of the property.

The property faces onto Adastra Park which lies to the south.

In terms of planning policy, the site lies within the built up area boundary of Hassocks. It also falls within a designated Great Crested Newt Red Impact Risk Zone.

APPLICATION DETAILS

Plans show that the existing single storey rear extension will be replaced with a larger extension with flat roof that measures approximately 2.5 metres deep by 5.35 metres wide and 2.8 metres high.

The extension will be finished with facing brickwork to match the existing dwellinghouse, with a set of bi-fold doors proposed in the rear elevation. The extension will enlarge the existing kitchen.

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

DP38 biodiversity

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.

There are no relevant policies.

Hassocks Neighbourhood Plan

The Neighbourhood Plan was made on the 24th June 2020.

Relevant policies:

5 enabling zero carbon

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

DPS4 flood risk and drainage

DPS6 health and wellbeing

DPC1 protection and enhancement of countryside

DPC2 preventing coalescence

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

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Impact on neighbouring amenities
- Sustainability

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, 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.

A similar stance is followed under policy 9 of the Neighbourhood Plan which requires proposals to have regard to the Hassocks Townscape Appraisal and be of a high quality design, whilst making a positive contribution to the private and public realm to create a sense of place.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'extensions should typically use simple, uncomplicated building forms to complement 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.'*

DG51 relates specifically to rear extensions and states the following:

'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'.

The proposed extension is considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties. Whilst the eaves height of the extension is slightly higher than the eaves of the host dwelling, it is not considered that the extension will appear dominant in relation to the dwelling. As the extension is sited to the rear of the dwellinghouse, it will have limited visual impact within the locality, being obscured in views from the public realm.

As such, the proposal is not considered to detract from the appearance and character of the area, thereby accords with policy DP26 of the District Plan and policy 9 of the Neighbourhood Plan,

Impact on neighbouring amenities

Policy DP26 of the District Plan refers to amenity and states that development 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'.*

Neighbourhood Plan policy 9 states in part that proposals should *'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.'*

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 the Neighbourhood Plan was adopted at a later date to the District Plan, policy 9 of the Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development would cause unacceptable harm to neighbouring amenities as outlined above.

The boundary with the neighbouring property at no. 7 is lined with a 1.8 metre close boarded fence. A side window is located within the eastern flank wall of no. 9 which faces onto the boundary fence and western flank wall of no. 9; planning records indicate that this serves an office. Given the existing relationship between the properties, it is not considered that the proposed extension would cause unacceptable harm to neighbouring amenities in terms of affecting light levels, outlook, privacy and security.

The proposal therefore accords with policy 9 of the Neighbourhood Plan.

Sustainability

Policy 5 of the Neighbourhood Plan requires residential developments, including extensions, to *'maximise the inclusion of energy-saving measures and renewable energy generation.'*

Policy DP39 of the District Plan supports proposals that seek to improve the sustainability of development and maximise energy use.

The planning agent for the application has provided further details regarding the proposed extension, advising that it will be constructed to meet or exceed relevant energy efficiency requirements of the building regulations with high levels of insulation proposed to the walls, floor and roof, with thermally efficient glazing and doors installed to minimise heat loss. The proposal will improve the thermal performance of the extended part of the dwelling compared to the existing extension. Energy efficient lighting will also be installed.

The proposal is therefore considered to comply with policy 5 of the Neighbourhood Plan and policy DP39 of the District Plan.

Other matters

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 proposed extension is considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and is not considered to detract from the appearance and character of the area. The proposal should not cause unacceptable harm to neighbouring amenities in terms of affecting light levels, outlook or privacy. The proposal therefore accords with policies DP26, DP38 and DP39 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan.

Decision: Permission

Case Officer: Deborah Lynn