

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1489	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Amendment to previously approved application DM/26/0978 to include a new dormer to the south elevation		
Site:	Rosewood House, Ockley Lane, Hassocks, West Sussex, BN6 8NU, , ,		
Validation Date	7 Jul 2026	Overall Expiry Date:	29 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Aug 2026
Target Date:	1 Sep 2026	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>Stephen Ashdown</i>	Date:	26 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1489

**Rosewood House, Ockley Lane, Hassocks, West Sussex, BN6 8NU, ,
Amendment to previously approved application DM/26/0978 to include a new dormer to the south elevation
Mr And Mrs Hurley**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: *'The committee recommended permission is granted'*

INTRODUCTION

The application seeks planning permission for an amendment to the extant permission granted under DM/26/0978 which was for the removal of the existing dormer to the south roof slope, the demolition of the brick chimney, the removal of the single storey northern elevation lean to element and the removal of the brick walls to the porch. The previous proposal also consented the development of a two storey extension to the south-western elevation, the raising of the ridge line, two new dormers to both the east and west roof slopes, a rooflight to the western roof slope, an extension to the existing dormer to the northern elevation, an oak frame to the porch and garage, a log burner flue, wood cladding to the front gable and an extended rear patio.

The current proposal would amend the previous proposal to include all of the development listed above as well as the development of a pitched dormer to the southern roof slope.

RELEVANT PLANNING HISTORY

DM/26/0978 - Side/rear two storey extension to south west elevation. Raising of existing ridge line, forming new roof incorporating 2 No. new dormers to the east and 2 No. to the west. Roof light to the west elevation. Removal of existing dormer to south elevation. Extension to existing dormer to north elevation with obscure glazing. Removal of screens to porch. Permission 29.05.2026.

SITE AND SURROUNDINGS

The application relates to Rosewood, a detached two storey dwelling set to the western side of Ockley Lane. The existing dwelling features a pitched roof and appears to have previously been extended at loft level through the addition of dormers. The property is set back from the verge of the highway by front garden amenity space and a front driveway. Further rear garden amenity space is provided to the rear of the dwelling as well as a rear raised patio area. Mature boundary planting is positioned to the sites rear boundary and there are some garden outbuildings positioned within this space. In terms of materials, the existing dwelling is composed of facing brickwork and white uPVC cladding to the walls, plain concrete roof tiles, white uPVC windows and white/ brown uPVC doors.

With regard to the site's locality, there are a number of other residential detached dwellings with some variance between bungalows and two storey dwellings. Further visual variance is offered throughout the street scene with differing dwelling layouts and external facing materials.

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

APPLICATION DETAILS

The proposal would also develop a dormer to the southern roof slope. This dormer would measure at approximately 1.4m in depth, 1.5m wide and 2.6m in maximum external height. Proposed external materials would comprise wood cladding, concrete roof tiles and white uPVC windows.

It is not considered necessary to revisit the previously consented elements approved under the extant permission DM/26/0978. This development is capable of being implemented lawfully at the time of writing and as such it is only considered relevant to assess the proposed change which includes the addition of the proposed dormer to the southern roof slope. Especially as there have been no material changes on the site or surrounds that would result in a different view being reached on the acceptability in planning terms on the extant permission.

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)

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

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) (August 2026)

The National Planning Policy Framework (NPPF) 2026 is a material consideration. Policy DP3.

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
- Biodiversity Net Gain

Design and Character

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.'

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 proposed new dormer to the southern roof slope would largely reflect the design of the previously consented double dormers to the eastern and western roof slopes. It is considered that the proposed dormer would be of a small overall size and scale and would not dominate the dwellings roof slope, allowing this to still be appreciated. The use of the pitched roof design is considered to relate well towards the dwelling, and the dormer would be sited in a visually discrete position with regard to public vantage points.

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"

The proposed dormer would serve as a secondary window to a master bedroom. It is considered that the proposed dormer would largely reflect the current level of outlook offered from the existing box dormer to the southern roof slope which uses unobscured glazing and is a secondary bedroom window.

Accordingly, the proposal is considered to comply with the provisions of Policy 9 of the Hassocks Neighbourhood Plan in terms of neighbouring amenities.

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 DP26 of the District Plan, Policy 9 of the Hassocks Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas