

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0381	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Side extension at first floor over existing ground floor area and associated two storey rear extension. Removal of the existing ancillary garage and outhouse buildings and the installation of fencing along the eastern garden boundary. New porch.		
Site:	45 Ockley Way, Hassocks, West Sussex, BN6 8NF, , , ,		
Validation Date	13 Mar 2025	Overall Expiry Date:	29 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Jun 2025
Target Date:	8 May 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	3 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0381

**45 Ockley Way, Hassocks, West Sussex, BN6 8NF, , ,
Side extension at first floor over existing ground floor area and associated two storey rear extension. Removal of the existing ancillary garage and outhouse buildings and the installation of fencing along the eastern garden boundary. New porch.
Mr Jake Parrott**

SUMMARY OF REPRESENTATIONS

One representation has been received in support of this application. In summary the following points were made:

- o The design is proportionate;
- o The materials are sympathetic and in keeping with MSDC policy;
- o Proposal represents good design; and
- o Encouraging that the family are willing to make the property benefitting of modern living requirements together with embracing environmentally efficient construction and building services standards.

Following the submission of revised plans a re-consultation was issued. No further representations were received.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

Drainage Engineer

Having reviewed the Flood Risk Assessment provided, we have no objection on flood risk grounds.

As an advisory, we would suggest the Applicant considers the resistance and resilience measures suggested within the EA advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Drainage can be managed via Building Regulations and Building Control as necessary.

PARISH COUNCIL OBSERVATIONS

First Response

Recommend Approval. The applicant is advised 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 Policy 5 'Enabling Zero Carbon' of the Hassocks Neighbourhood Plan which states that proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation. Energy saving measures include floor, roof and wall insulation, and low u-value windows (which may need to be triple glazed). These requirements may require amendments to your design which could affect the drawings submitted for planning permission. The applicant may wish to note that alterations that are built to a Nearly Zero Energy standard, are unlikely to need further retrofitting to minimise the carbon emissions that the nation is required to reduce to zero by 2050. As retrofitting an existing home to be highly energy efficient is more complex than doing so for a new building, applicants may wish to look at the 'EnerPHit' standard that the Government is understood to be considering as the applicable 'Nearly Zero Energy' standard in this context, or at the Architypes published by the London Energy Transformation Initiative for u-values for your extension walls, windows etc. and for ventilation and overheating prevention standards to be achieved.

Second Response

Recommend approval.

INTRODUCTION

Planning permission is sought for a first floor side extension, over existing ground floor area, an associated two storey rear extension and a new porch. Permission is also sought for the removal of the existing ancillary garage and outhouse buildings and the installation of fencing along the eastern garden boundary.

RELEVANT PLANNING HISTORY

KY/010/77 - Extension to form dining and utility rooms and enlarged garage. Permission.

SITE AND SURROUNDINGS

45 Ockley Way is a south facing, semi-detached, two storey dwelling that is located on a corner plot. It is constructed of red brick, with sections of tile hanging at the first floor level, a pan tile roof and upvc windows. The dwelling has a flat roof porch to the front and a single storey addition to the side. It further benefits from a single bay garage, which face eastwards, and attached outbuilding.

Neighbouring houses are located to the north and west of the site, whilst the highway is to the east and south. The dwelling is set back from the highway by a garden to the front.

APPLICATION DETAILS

Planning permission is firstly sought for a range of extensions to the dwelling and the existing garage and outbuilding are to be removed in order to facilitate them.

It is firstly proposed to extend over the existing side projection and would include a two storey rear extension. On the ground floor this would create a utility room, kitchen and dining area, whilst on the first floor a master bedroom, with walk in wardrobe and bathroom are proposed. This would span the full width and depth of the existing projection, some 4.7 metres and 7.1 metres. The rear extension would provide an additional 1.1 metres in depth beyond the rear elevation. The side extension is proposed to match the existing roof design and both additions would continue the eaves and ridge lines.

A new, larger porch is also proposed that would be some 3.5 metres wide and 2.0 metres deep. It is to have a pitched roof design measuring some 1.9 metres to the eaves and 2.9 metres to the ridge.

The extensions are to be finished in materials to match the host dwelling.

An existing garage and outbuilding is to be removed to accommodate the proposed works and 1.7 metre high fencing is to be positioned along the line of these buildings.

A further single store side extension, the re-positioning of the driveway and enclosing of additional space have been removed from the proposal.

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 Allocations 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:

DP26 - Character and Design

Site Allocations Development Plan Document

The Site Allocations DPD 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 Hassocks Neighbourhood Plan was formally made on 24th June 2020.

Relevant policies:

Policy 5 - Enabling Zero Carbon

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:

DPS2 - Sustainable Design and Construction
DPS6 - Health and Wellbeing
DPB1 - Character and Design

Mid Sussex Design Guide

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

Design and impact on the character of the surrounding area

Policy DP26 of the Mid Sussex 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 protects valued townscapes and the separate identity and character of towns and villages;*
- 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 (see Policy DP27);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development'.*

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which states:

'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:

- 1. Is of high quality design and layout;*
- 2. Contributes positively to the private and public realm to create a sense of place;*
- 3. Respects the character and scale of the surrounding buildings and landscape;*
- 4. Protects open spaces and gardens that contribute to the character of the area;*
- 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*

6. 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;
7. Creates safe, accessible and well connected environments;
8. Protects existing landscape features and contributes to the village's Green Infrastructure network;
9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and
10. Positively responds to the local vernacular character of the defined Local Townscape Character Area'.

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

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. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- o Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- o Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area'.

In terms of front and side extensions, principle DG50 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.

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

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'.

Principle DG51 relates to rear extensions and sets out:

'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 application site is located within an established residential area of Hassocks. Two storey dwellings within Ockley Way are of a similar design and appearance and there are similar characteristics found within surrounding bungalows. They are all set back from the road and there is an open, spacious character to this area.

Planning permission is sought for a range of extensions to the property. Concern was originally raised regarding the scale of the proposed works as, in conjunction with the existing addition, they would overwhelm the host dwelling. Furthermore, it was considered that the single storey side extension and enclosing of the open space to the side of the dwelling would be harmful to the open character of the area.

Revised plans have therefore been provided that remove the single storey side extension and the enclosing of the open space to the side of the house. It is considered that this would reduce the impact on the host dwelling. The proposed front and rear additions are considered to be relatively modest in scale. Additionally the proposed porch would be set well back from the highway. Whilst the side extension is noted to be wide and not set back, in this instance it is considered to provide a consistent finish with the main dwelling. It is also intended to use materials to match the host dwelling. Given the overall unity found in the proposed design, it is considered that, in this instance, the scale and appearance of the proposal would be acceptable.

With regards to the impact on streetscene, the proposed development would no longer result in any encroachment into the adjoining open space. It would also respect the existing building lines. The proposed fencing would be in a similar position to the existing garage and outbuilding. There is fencing found in surrounding properties but it remains set back, which would be the case in this instance.

Impact to amenity

Policy DP26 of the Mid Sussex District Plan states that proposals should not cause 'significant harm' adjoining neighbours' amenity whereas policy 9 of the Hassocks Neighbourhood Plan states that development 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. 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 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.

In terms of the impact on neighbouring amenity, due to the position of the dwelling at the end of the road and being set away from neighbours to the north and west, it is considered that the side extensions would not be an adverse impact in terms of loss of light or outlook.

With regards to the rear extension, it is to be positioned some 6.5 metres from the shared boundary with 46 Ockley Way and the porch would be some 3.1 metres away. Given these separation distances and proposed depths of these additions, it is considered that there would not be unacceptable harm to this neighbour's light or outlook.

No windows are positioned that would result in any direct overlooking. Due to the domestic nature of the proposed development it is considered that there would not be an unreasonable impact with regards to noise, air and light pollution.

Other matters

Policy 5 of the Hassocks Neighbourhood Plan relates to sustainability and states:

'Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local 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.

Proposals which make provision for charging electric vehicles at each dwelling (where feasible) and on-street; and making parking areas charging ready will be supported'.

The proposed development relates to the extension of an existing dwelling. A renewable energy source has not been included within the proposal nor any other energy saving measures, however the development would need to meet Building Regulation standards. It is therefore considered that this would not warrant the refusal of the proposal.

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 would accord with the requirements of policy DP26 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan. The proposed development is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist