

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3078	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Single storey rear extension.		
Site:	6 Abbots Close, Hassocks, West Sussex, BN6 8PH, , , ,		
Validation Date	19 Dec 2024	Overall Expiry Date:	31 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Feb 2025
Target Date:	13 Feb 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	12 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3078

**6 Abbots Close, Hassocks, West Sussex, BN6 8PH, , ,
Single storey rear extension.
Mr And Mrs T Cresswell**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council were unable to comment due to the meeting being cancelled.

INTRODUCTION

Planning permission is sought for a single storey rear extension.

RELEVANT PLANNING HISTORY

KY/088/88- First floor extension. Refused.

KY/033/89- First floor rear extension over ground floor extension. Permission.

11/00077/FUL- Conservatory to rear (description amended on 18 January 2011). Permission.

DM/19/4757- Front porch addition. Permission.

SITE AND SURROUNDINGS

6 Abbots Close is a two storey semi-detached property. It is constructed of red brick, with white UPVC windows and a plain tile roof. The dwelling benefits from a garden office and garage to the rear of the property. There is also an existing two storey rear projection.

The application site lies in the built-up area of Hassocks. Neighbouring properties are located to the north east, south east and south west. The dwelling is set back from the highway by a front driveway and a front garden.

APPLICATION DETAILS

Planning permission is sought for a single storey rear extension to create a new dining area. The proposed extension is to adjoin an existing addition, and as such a staggered depth is proposed. It is to project by approximately 1 metre beyond this addition and would have a maximum depth of 2.1 metres, with a width of some 5.4 metres.

The proposed roof is pitched. This would have a height to the eaves of some 2.6 metres and a maximum height of some 3.2 metres.

One roof light is proposed measuring some 0.7 metres in width and some 0.9 metres in length.

The proposed walls and roof tiles would match the existing. The proposed doors would be white powder coated aluminium.

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 2020)

Relevant policies:

Policy 9: Character and Design

Policy 5: Enabling Carbon Zero

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 the majority of 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 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

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 Properties
- Sustainability
- Biodiversity Net Gain

Design and Character

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 DP29);*
- 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.'*

The ethos of this policy is echoed in Policy 9 of the Hassocks Neighbourhood Plan.

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.'

In terms of rear extensions, principle DG51 states that where they

'...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 relates to an established residential area of Hassocks. Properties along Abbots Close are arranged around a cul-de-sac and comprise two storey dwellings to the south and bungalows to the north. Properties are all set back from the highway.

Planning permission is sought for a single storey rear extension. The proposed single storey extension is of a scale and size which would not dominate the host dwelling. As the proposal includes materials to match the existing, it is considered that the development would provide a consistent finish. It is therefore considered that there would not be a harmful impact on the character of the existing building or harmful to the character of the area.

There would be limited visibility to the proposal. However, due to the single storey nature of the proposal and the appropriate nature of the design it is not considered that the harm on the character of the area would be significant.

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

In terms of impact upon neighbouring amenities, Policy DP26 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 DP29);'*

Policy 9 of the Hassocks Neighbourhood Plan 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:

- 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."*

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.

With regards to the neighbour at 4 Abbots Close, this neighbour has an existing extension which extends further than the existing rear elevation of 6 Abbots Close. The proposed extension would not extend significantly beyond this and would therefore not result in an unacceptable loss of daylight or sunlight to this neighbour.

Regarding the neighbour at 8 Abbots Close, the proposed extension would be set back from the shared boundary by some 2.9 metres. Furthermore, this neighbour is set back from the shared boundary by a covered parking area. As such, it is considered that the proposal would not result in an unacceptable loss of light or outlook to this neighbour.

No windows are proposed on either side elevation. As such, it is considered that the proposal would not give rise to unacceptable overlooking concerns.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that unacceptable harm will not be caused to the amenities of neighbouring properties in terms of loss of privacy, overbearing impact or loss of daylight and sunlight. Therefore, in terms of neighbouring amenities, the proposal complies 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.

Sustainability

Policy 5 of the Hassocks Neighbourhood Plan states that:

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

The proposed development relates to a modest 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

The proposal is considered to be appropriate in terms of design and would not negatively impact on the host dwelling nor the character of the surrounding area. Additionally it would not harm neighbouring amenities.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide, the NPPF, and is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin