

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0388	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	To replace the current glass conservatory roof with a lightweight composite tiled roof.		
Site:	1 Swallow Rest, Burgess Hill, West Sussex, RH15 9XS, , , ,		
Validation Date	24 Feb 2026	Overall Expiry Date:	17 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Apr 2026
Target Date:	21 Apr 2026	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>Stephen Ashdown</i>	Date:	9 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0388

**1 Swallow Rest, Burgess Hill, West Sussex, RH15 9XS, , ,
To replace the current glass conservatory roof with a lightweight composite tiled roof.
Mr Robert King**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

The Committee of 9th March would Recommend Approval.

INTRODUCTION

The application seeks planning permission to replace an existing double glazed conservatory roof with a synthetic slate roof.

RELEVANT PLANNING HISTORY

HP/092/92- Outline application - residential development of 85 dwellings. Permission.
HP/091/96- Development of 86 no. 2, 3 and 4 bedroom houses with garages/parking spaces plus ancillary works. Permission.

SITE AND SURROUNDINGS

1 Swallow Rest is a detached two-storey dwelling. The property is characterised by red brick, hanging tiles to the front elevation, white upvc fenestration and a plain tile roof. The property benefits from an existing conservatory.

The application site lies within a modern housing development, inside the built-up area boundary of Burgess Hill. Neighbouring properties are located to the northwest, east and south. Highway is located to the north.

APPLICATION DETAILS

Planning permission is sought to replace an existing double glazed conservatory roof with a synthetic slate roof.

The roof would have a hipped roof form with a maximum height of some 3.5 metres and a height to the eaves of some 2.5 metres. Submitted plans show that the existing glazed roof would be replaced with a tapcoslate roof to match the existing. It is also proposed to clad the side (northern) elevation of the conservatory with white vertical upvc cladding.

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 Burgess Hill 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

Burgess Hill Neighbourhood Plan was made in 2016.

There are no relevant policies.

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

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
- Neighbouring Amenities

- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design and requires all proposals 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. In part the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Principle DG49 states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

The proposal seeks to replace an existing glazed roof of the conservatory with a synthetic tiled roof to match the main dwelling. The replacement roof would result in a more solid form when compared to the existing glazed structure; however, the use of synthetic tiles to match the colour and appearance of the main dwelling would provide a more cohesive and integrated design. As such, the proposal would appear subordinate and visually sympathetic, rather than an incongruous feature. It is acknowledged that the tiled roof would be more visually apparent than the existing glazed roof when viewed from the street. Nevertheless, given its modest scale, its relationship to the host dwelling, and the use of matching materials, it is not considered that the proposal would result in material harm to the character and appearance of the dwelling or the wider street scene. The proposed white upvc cladding of the side (northern) elevation would largely be screened by the existing shed and boundary treatments and it is therefore not considered that this would cause significant harm to the visual amenity of the area.

The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan and the Mid Sussex Design Guide.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states 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'*.

To the south of the application site is 2 Swallow Rest. Given that the development would be offset from the shared boundary by some 2.5 metres and the replacement hipped roof would slope away from these neighbours, it is not considered that the proposal would cause significant harm to the light and outlook of this neighbour. As no windows are proposed on the side elevation, it is not considered that the proposal would give rise to significant overlooking concerns.

To the north of the application site is 6 Swallow Rest. Given the modest nature of the proposal and that the development would be offset from this neighbour by some 11 metres, it is not considered that the proposal would be harmful to the amenities of this neighbour.

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 the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan.

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 acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin