

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3196	Case Officer:	Anna Tidey
Application Type:	Full Application		
Proposal:	Construction of ramped access to connect the existing front entrance to the public footpath to facilitate wheelchair access.		
Site:	187 Station Road, Burgess Hill, West Sussex, RH15 9EG, , , ,		
Validation Date	19 Dec 2025	Overall Expiry Date:	6 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Mar 2026
Target Date:	13 Feb 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	9 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3196

**187 Station Road, Burgess Hill, West Sussex, RH15 9EG, , ,
Construction of ramped access to connect the existing front entrance to the public footpath to
facilitate wheelchair access.
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SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council: Recommend Approval.

INTRODUCTION

This application seeks planning permission for the construction of a ramped access to connect the existing front entrance to the public footpath to facilitate wheelchair access at No 187 Station Road in Burgess Hill.

RELEVANT PLANNING HISTORY

BH/288/88. 24 one bedroomed flats and 16 three bedroomed semi-detached houses. Approved December 1988.

BH/014/88. Outline application: Residential development 16 three-bed houses and 14 one-bed flats. Approved February 1988.

BH/013/88. Residential development. Approved February 1988.

SITE AND SURROUNDINGS

No 187 Station Road is a flat located within a block of four dwellings within a development of similar properties on the southern side of Station Road in Burgess Hill.

There are associated car parking spaces to the south of the flats which are accessed from Station Road. These are accessed from the flats by paved pathways.

The property is located within the Built up Area boundary of Burgess Hill.

APPLICATION DETAILS

This application seeks planning permission for the construction of a ramped access on the southern elevation of the building. Currently the external doorway has a high stepped access with a single doorway leading into a shared corridor.

The proposed ramp will connect the access doorway serving the four units in the building to the footpath. The purpose of the ramp is to facilitate wheelchair access into the building and to the flat at No 187. As the access door is shared the ramp will assist all of the residents living in the four flats in the block.

The proposal involves the construction of a raised step to create a level landing outside the door and a shallow sloped ramp with handrails along the southern front elevation of the building.

The proposed plans show the whole access ramp will measure approx. 1.4m wide and a maximum of 4.4m long (approx.).

The application has been supported by a Planning Statement which confirms that the ramp will be constructed with a brick platform, with the ramp and step finished with slip-resistant paving and handrails finished in a black powder coated finish. Associated with the ramp is the replacement of the existing external door with a similar level-threshold door.

It is confirmed that the application seeks to improve safe and inclusive access to the dwelling for the occupant and has been recommended for the occupier of No 187 by an Occupational Therapist. The works are supported by a Disabled Facilities Grant.

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, the Burgess Hill Neighbourhood Plan and Site Allocations DPD.

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 SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan -made January 2016.

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 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 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
Impact on residential amenities
Biodiversity Net Gain

Design

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 as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

The proposed alterations to the access to the Flats at Nos 187-193 Station Road are essential for the safe and easy pedestrian access of the current occupier of the flat at No 187. The alterations are relatively minor and will not create a major change in the appearance of the building. Being to the southern side of the building the access ramp will not be visible in public vantage points from the street scene on Station Road. The works will accord with the design criteria of District Plan Policy DP26.

The alterations are considered to accord with Policy DP26 of the District Plan and with the relevant Design Guide principles. The visual impact of the works are considered minimal. This is therefore considered an acceptable form of development.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The proposal will benefit all of the occupiers of the four flats at Nos 187-193 Station Road as it affects the shared access. The ramp uses the same access path route into the flats and whilst it passes below a kitchen window in one of the flats it is considered that the of the ramp and handrail will cause no significant upon the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal therefore accords with the requirements of Policy DP26 of the District Plan and the relevant principles of the Design Guide.

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 ramp, handrail and door alterations will not adversely affect the character and appearance of the block of four flats. The alterations are to the south of the block and are out of public vantage points from Station Road property.

The works will not cause significant harm to the neighbouring amenities. It is considered that the proposed works will improve the access arrangements for the benefit of the applicant, and being to the shared external access door to the block, will also benefit all of the other residents and visitors to the flats, creating a smooth access path. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey