

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0501	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Side extension across ground and first floor.		
Site:	14 Petworth Drive, Burgess Hill, West Sussex, RH15 8JY, , , ,		
Validation Date	25 Feb 2026	Overall Expiry Date:	24 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 Apr 2026
Target Date:	22 Apr 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	22 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0501

**14 Petworth Drive, Burgess Hill, West Sussex, RH15 8JY, , ,
Side extension across ground and first floor.
Mr Bulkley**

SUMMARY OF REPRESENTATIONS

Two received in support of the application

SUMMARY OF CONSULTEES

Southern Water has no objections to this proposal.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council recommend approval.

INTRODUCTION

The application seeks planning permission for a side extension across the ground and first floor.

RELEVANT PLANNING HISTORY

DM/18/4978 - Single storey rear extension to create lower ground floor. New single storey side extension with new entrance and porch. Permitted 2019-01-31

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located on the northern side of Petworth Drive, within the built up area of Burgess Hill. It is situated on a corner plot with a garden to the front of the property and a driveway and separate garage to the rear.

The immediate locality of Petworth Drive around the application property consists of detached and semi-detached dwellings which are of similar design and form, set back from the highway with off street parking and open frontages.

To the southern side is a large, grassed verge which separates the properties from Leyland Road beyond, which is at an elevated position above Petworth Drive. The properties along Leylands Road, vary in design and form.

APPLICATION DETAILS

The proposal seeks planning permission for a two storey side extension which will extend 2 metres from the existing side elevation and will measure 7.4 metres in width, which is slightly less than the full depth of the property at 7.8 metres. The extension will have an overall height of 6.7m and will therefore be lower in height to the main property which is approximately 7.1 metres high. It will therefore appear as subordinate to the main dwelling.

Internally alterations will be made to accommodate a ground floor WC/shower/utility room and a playroom, while upstairs a new bedroom will be created with ensuite bathroom. No new side windows are proposed on the elevation facing Leylands Road. External facing brickwork is proposed on the new extension to match the existing dwelling, and new weatherboard cladding is proposed on the rear elevation to replace the pebbledash render. A front storm porch is proposed and will be constructed of oak and brick and will have a tiled pitched roof.

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 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 policy:

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.

Burgess Hill Neighbourhood Plan

The 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:

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) (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
- 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:

- is of high quality design and layout and includes appropriate landscaping and greenspace; - 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;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development.'*

Principle DG49 of the Mid Sussex Design Guide states: *'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.'*

Principle DG50 of the Mid Sussex Design Guide 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 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 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.'

The proposed two-storey extension will be set at a lower height than the host dwelling and will therefore appear subordinate to the main dwelling. The dwelling is on a corner plot, therefore, the side elevation of the property fronts the frontage of a highway. As the extension is proposed on the side fronting the highway, it will not alter the spatial relationship between itself and the neighbouring properties, ensuring that the development does not result in a visually intrusive or overbearing form, and preserves the spacing of the street frontage. The proposal will integrate into the existing street scene and will not detract from the character or appearance of the surrounding area.

External materials proposed will match those of the existing dwelling and those in the immediate vicinity. At the rear of the property, there will be a change from render to weatherboarding which will not appear incongruous as there are other examples of weatherboarding in the immediate vicinity.

The proposed front porch is modest in size extending 1.25 metres from the front elevation and will be 2.5 metres in width. It will have a maximum overall height of 3.2 metres. Given its modest scale and proportionate design, the front porch will not detract from the character or appearance of the surrounding area.

Therefore given the design, form and scale of the proposal in relation to the surrounding properties, and that it would be constructed in materials similar to those of the existing dwelling and the surrounding properties, the proposal is considered to comply policy DP26 of the District 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 Policy DP29);'

Due to the siting, height and orientation of the extension, there will be no unacceptable impact on residential amenity of neighbouring occupiers in terms of overbearing impact, loss of light, outlook or privacy

The proposal is considered to therefore accord with Policy DP26 of the Mid Sussex 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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, the Burgess Hill Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford