

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1593	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed first floor front extension over garage and porch, and rear single storey extension with mono-pitched roof over existing single storey.		
Site:	17 The Warren, Burgess Hill, West Sussex, RH15 0DU, , , ,		
Validation Date	3 Aug 2026	Overall Expiry Date:	28 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Sep 2026
Target Date:	28 Sep 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	8 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1593

**17 The Warren, Burgess Hill, West Sussex, RH15 0DU, , ,
Proposed first floor front extension over garage and porch, and rear single storey extension with mono-pitched roof over existing single storey.
Mr And Mrs Steel**

SUMMARY OF REPRESENTATIONS

No third-party representation letter has been received in respect of this application.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

Recommend approval subject to conditions.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council

Recommend approval.

INTRODUCTION

The application seeks planning permission for a first-floor front and side extension and replacement single storey rear extension at 17 The Warren Burgess Hill RH15 0DU.

RELEVANT PLANNING HISTORY

DM/22/3488. Proposed garage conversion with front window. Permission.

SITE AND SURROUNDINGS

The site is located within the Burgess Hill built up area boundary. The site is located in an area of increased surface water flood risk. The existing dwelling is a two-storey detached residential property which is characterised by bare brown brickwork walls, brown clay roof tiles and grey GRP felt roofing and white uPVC window and door frames. There is an existing integral garage which provides some one off-street parking space and there is some one off-street parking space to the front of the property. The surrounding area consists of two-storey residential properties that are characterised by similar external materials as the application site. The Warren is located to the east of the site, residential properties are located to the north and south of the site and a public open space is located to the west of the site.

APPLICATION DETAILS

The application seeks planning permission for a first-floor front and side extension and replacement single storey rear extension at 17 The Warren Burgess Hill RH15 0DU.

The proposed first-floor front and side extension measures some 4.7 metres in width, 5.7 metres in depth, an eaves height of 2.8 metres and a total height of 4.3 metres. It would extend above a single storey front and side element, and it would extend above an empty area above the existing front door. The proposal would include a brick pillar to support the extension which would measure some 2.2 metres in height. It would include a first-floor front window and an obscure-glazed first-floor rear facing window. It would be characterised by composite clad walls, concrete roof tiles and uPVC window frames.

The proposed replacement single storey rear extension measures some 7.0 metres in width, 3.2 metres in depth, an eaves height of 2.4 metres and a total height of 3.6 metres. It would replace an existing flat roofed single storey rear extension. It would be characterised by bare brick walls, concrete roof tiles and uPVC window and door frames.

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
DP41 - Flood Risk and Drainage

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 (adopted January 2016)

No policies considered to be relevant.

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPB1: Character and Design
DPS4: Flood Risk and Drainage

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) (August 2026)

ASSESSMENT

Character and Design

Policy DP26 of the District Plan relates to character and design. However, it is considered to have very limited weight as it is materially inconsistent with the NPPF, and consideration should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed roof tiles and window and door frames will be similar in appearance to the external materials used in the existing dwelling. The proposed composite cladding would not be similar due to its grey colour. There is existing composite cladding within the surrounding area and whilst the existing would not be similar to the proposed grey colour cladding it is considered to be relatively common within the built up area and is considered to address the character of the existing and surrounding buildings. Details of the proposed external materials can be secured by a suitably worded condition.

The proposed first-floor extension is subservient in height to the existing dwelling and similar first-floor extensions can be seen within the surrounding area. The design of the proposed extension would also be similar to the design to the existing dwelling.

The proposed single storey rear extension is of a modest single storey nature and would replace an existing flat roofed extension. There are also similar extensions within the surrounding area.

Taking into account the above the proposed works are considered to integrate with the surrounding area. Therefore, the application is considered to comply with the above part of policy DP3 of the NPPF and policy DP26 of the District Plan.

Flood Risk and Drainage

Policy DP41 of the District Plan relates to flood risk and drainage. However, it is considered to have very limited weight as it is materially inconsistent with the NPPF, and consideration should be given to policies F4 and F7 of the NPPF.

Policy F4 requires site specific flood risk assessments be appropriate to the development proposed and policy F7 requires development to not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.

The site is located in an area of increased surface water flood risk. The Council's Drainage Engineer had raised no objection to the application subject to the measures being implemented as stated. As such the proposal is considered to be acceptable in respect of its impact on flood risk and drainage and it would comply with the above part of policies F4 and F7 of the NPPF and policy DP41 of the District Plan.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this

policy has very limited weight as it is materially inconsistent with NPPF and consideration should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

The proposed first-floor extension is set away from the boundaries of the site and there are no side facing first-floor opening proposed. Given its location and the locations of the proposed openings there would not be direct views into nearby residents private amenity spaces from the proposed first-floor extension. The proposed single storey rear extension is of a modest nature and would replace an existing single storey extension. Due to the existing boundary treatment and any proposed openings being at ground floor level, there would not be direct views into nearby residents private amenity spaces.

As such the proposal is not considered to cause unacceptable harm to the amenities of nearby residents. The works are therefore, considered to comply with the above-mentioned part of policies L2 and P3 of the NPPF and 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

In conclusion, due to the design, scale, position and nature of the proposed works they would integrate with the surrounding area and they would not cause unacceptable harm to the amenities of nearby residents. The proposal would also have an acceptable impact in relation to flood risk at the site. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the application complies with policies DP3, F4, F7, L2 and P3 of the NPPF and policies DP26 and DP41 of the District Plan.

Decision: Permission

Case Officer: Hamish Evans