

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2980	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed first floor extension to change bungalow to a house.		
Site:	32 Fairfield Road, Burgess Hill, West Sussex, RH15 8QQ, , , ,		
Validation Date	9 Jan 2025	Overall Expiry Date:	31 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Feb 2025
Target Date:	6 Mar 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	28 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2980

**32 Fairfield Road, Burgess Hill, West Sussex, RH15 8QQ, , ,
Proposed first floor extension to change bungalow to a house.
Mr T Avery**

SUMMARY OF REPRESENTATIONS

None

CONSULTEE COMMENTS

None received

TOWN COUNCIL OBSERVATIONS

Recommend Refusal. The Committee felt the application contravened;

Mid Sussex District Plan;
DP26 - Character and Design

Mid Sussex Design Guide;
DG49 - General principles for extensions

INTRODUCTION

Planning permission is sought for a first-floor extension to change bungalow to a house.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

32 Fairfield Road is a detached hipped roofed bungalow with front gable on the corner of Fairfield Road and Cromwell Road. The walls are a mix of painted pebbledash, black timber cladding with timber doors and upvc windows. The dwelling is characterised by a pitched roofed double garage to the side.

To the north of the site is close boarded fencing to the highway (Cromwell Road) beyond, to the south of the site is the adjacent bungalow 30a Fairfield Road, to the west of the site is the front garden with hedging and close boarded fencing to highway (Fairfield road) beyond and to the east is the rear garden and double garages with close boarded fencing to 21 Cromwell Road beyond.

The site is within the built-up area of Burgess Hill.

APPLICATION DETAILS

Plans show a first-floor hipped roof extension above the footprint of the existing bungalow, thereby creating a two-storey house. The existing front gable is to be removed.

Plans show that the eaves height of the building would be increased from approximately 2.6 to 5.2 metres and the overall ridge height of the roof would be increased from 6.9m to 8.6 metres

The walls will be finished with painted render to replace the existing pebbledash with plain roof tiles and upvc doors and windows to match existing.

The proposal will create 2 additional bedrooms at first floor level, plus ensuite shower room and bathroom. The downstairs bedrooms are to be turned into a dining room and an office.

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:

DP21 (Transport)

DP26 (Design and Character)

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

Burgess Hill Neighbourhood Plan was formally 'made' as of 28th January 2016.

Relevant policies include:

S4 - Parking Standards

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:

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135.

ASSESSMENT

Design and Character

Policy DP26 of the 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;*
- 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'*

In addition, the Council's Design Guide SPD is a material planning consideration. The most relevant are design principles DG49 and DG52.

DG49 relates to general principles for extensions and recommends that *'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.'*

Principle DG52 relates to roof extensions and advises in part that *'the roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.'*

The street scene in Fairfield Road and Cromwell Road is varied, being characterised by a mix of dwelling types and styles.

The bungalow at no. 32 Fairfield Road lies within a pair of detached bungalows, although the adjacent bungalow at no. 30a has a chalet style with accommodation at first floor level. A pair of semi-detached houses adjoining the site to the east, and along Fairfield Road are other two-storey dwellings. As such, there is no uniform appearance to the street scene, with the mix of dwelling types and styles forming a main part of its character.

The proposed development would significantly alter the character and scale of the dwelling, turning it from a modest bungalow into a two-storey house. However, it is not considered that the proposal would appear visually dominant or out of keeping within the street scene due to there being two storey dwellings in close proximity.

Whilst the scale of the development is not in keeping with the existing bungalow or adjacent bungalow to the south, the design of the proposal is considered reflective of the existing dwelling in terms of respecting its plan form and hipped roof. Plans show that the proposed first floor windows would broadly be sympathetically placed to reflect the existing layout and pattern of windows at the property and existing front bay window would be retained. Complementary materials should ensure that the development blends in with the existing dwelling.

The proposed development is considered appropriate in scale in relation to the plot and would not enlarge the footprint of the existing dwelling.

In view of the above, it is not considered that the proposal by reason of its design, form or scale would appear out of keeping with the appearance and character of the streetscene where there is a variety of dwelling types and styles.

Therefore, the proposal is deemed to comply in terms of design with policy DP26 of the Mid Sussex District Plan and principles DG49 and DG52 of the Mid Sussex Design Guide SPD.

Parking Standards

With the creation of two additional bedrooms, parking standards should be assessed. As proposed the dwelling would have 4 bedrooms. West Sussex County Council August 2019 Parking Standards Guidance outlines that a 4-bedroom dwelling in this location requires 2.2 parking spaces to be provided. While the standards set out within S4 of the Burgess Hill Neighbourhood Plan requires a 4-bedroom dwellinghouse to have 2 designated spaces and 1 non-designated space per 2 dwellings.

The dwelling has four parking spaces to the rear/side, with two garages available to use and additional parking spaces to the front of these garages facing Cromwell Road.

Therefore, the proposed is deemed to comply with policy DP21 of the Mid Sussex District Plan, Policy S4 of the Burgess Hill Neighbourhood Plan and the WSCC Parking Standards Guidance.

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);'

The most affected dwelling is the adjacent No.30a Fairfield Road, which has a side dormer facing No.32. The only rooms on this north elevation are a bathroom on both the ground and first floors.

Therefore, whilst with the nature of the proposal, there will be a degree of impact on light, as to the north of this dwelling sunlight is not deemed significantly harmed and given the use of the rooms harmed, daylight is not deemed significantly harmed.

In terms of overlooking, whilst a degree of overlooking and loss of privacy will be caused by the creation of first floor windows, given the built-up area location, the level of harm is not deemed significant. The proposed first floor side window facing No.30a serving the hallway landing and will be conditioned as per the approved drawings to be obscure glazed and not opening below 1.7m from floor level.

Therefore, in terms of neighbouring amenities, the proposal complies with 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 considered to be of an appropriate design that is in keeping with the existing dwelling and will not cause harm to the surrounding area, coupled with this significant harm is not deemed to be caused to neighbouring amenities and is a sustainable location in terms of parking provision.

In conclusion, the proposal would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan, policy S4 of the Burgess Hill Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide as well and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell