

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0923	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed demolition of existing outbuilding and wall and erection of a single storey rear extension with glazed verandah.		
Site:	104 St Andrews Road, Burgess Hill, West Sussex, RH15 0PH, , , ,		
Validation Date	7 Apr 2025	Overall Expiry Date:	21 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Jun 2025
Target Date:	2 Jun 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	2 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0923

104 St Andrews Road, Burgess Hill, West Sussex, RH15 0PH, , ,
Proposed demolition of existing outbuilding and wall and erection of a single storey rear extension with glazed verandah.
Ms Carol Geere

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Thank you for consulting me on the above planning application. The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.

TOWN COUNCIL OBSERVATIONS

Recommend Approval.

The Committee had the same view as when this application was previously discussed on 22nd April 2025.

INTRODUCTION

The application seeks planning permission for the proposed demolition of existing outbuilding and wall and construction of a single storey rear extension with verandah.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is an end of terrace two storey dwelling located on the east side of St Andrews Road, within the built-up area boundary of Burgess Hill.

The application property has a hipped roof and is constructed from brick with plain roof tiles and white uPVC fenestration. The dwelling is set back from the highway with soft landscaping to the front. the locality is characterised by terraced and semi-detached dwellings of a similar scale, form and design. To the front of the property is St Andrews Road open space and playground.

APPLICATION DETAILS

The application seeks planning permission to demolish the existing outbuilding and wall and erection of a single storey rear extension with verandah.

The proposed extension is located on the east side of the dwelling and will have a width and depth of 4.70 metres and 4.50 metres. The extension will have a flat roof with a height of 3.15 metres. The extension will be constructed from brick to match the existing dwelling and Bitumen felt roof.

On the south side of the extension will be a verandah with a width and depth of 3.20 metres and 4.50 metres. The Verandah will have a lean-to roof with the overall height being 2.75 metres and an eaves

height of 2.70 metres. The verandah will be constructed from a brick pier with timber posts and a glazed roof.

Amended plans were received to include the verandah.

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.

Burgess Hill Neighbourhood Plan (made January 2016)

No relevant policies

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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:

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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

Ministerial Statement and Design Guide

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
- Other Matters
- 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 typically use simple, uncomplicated building forms to compliment 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 DG51 relates to rear extensions and states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The proposed rear extension is considered to be of a design, form and scale which would be proportionate and appropriate to the existing dwelling and the character of the area. The extension would not be visible from the highway. The extension will use materials to match the existing dwelling it is considered in keeping with the character of the area.

The proposed verandah is considered to be of an acceptable design, form and scale. Part of the structure would be visible from the street scene, however due to the small scale of the structure is not going to impact the character of the dwelling or area.

The proposal therefore is considered to comply with policy DP26 of the District Plan.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan 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 proposed extension is up to the shared boundary with no. 106 St Andrews Road to the north which is marked by close board fencing. The extension is single storey with no windows facing no.106 and will therefore not cause significant harm to neighbour amenity areas.

The verandah is up to the shared boundary with no. 102 St Andrews Road marked by close board fencing. The verandah is a low-level single storey structure. And will no result in any additional overlooking into neighbour amenity areas.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Other Matters

Naturespace have commented on the application and have no objection as the proposal would likely have no impact on great crested newts.

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, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26, and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies