

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1856	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Extend the existing single storey rear addition and incorporate a new single storey infill extension at the rear		
Site:	Bridge Farmhouse, Cuckfield Road, Burgess Hill, West Sussex, RH15 8RE, , ,		
Validation Date	21 Jul 2025	Overall Expiry Date:	13 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Sep 2025
Target Date:	15 Sep 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	12 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1856

**Bridge Farmhouse, Cuckfield Road, Burgess Hill, West Sussex, RH15 8RE, ,
Extend the existing single storey rear addition and incorporate a new single storey infill
extension at the rear
Mr And Mrs Collins**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Newt Officer

Informative recommended should be attached to planning consent if minded to approve.

Tree Officer

I have reviewed the AIA Report for this proposal and have no objection. Please do condition adherence to the document, particularly in regards to the Tree Protection Measures mentioned therein.

TOWN COUNCIL OBSERVATIONS

The Committee of 4th August would Recommend Approval.

INTRODUCTION

Planning permission is sought to extend the existing single storey rear addition and incorporate a new single storey infill extension at the rear.

RELEVANT PLANNING HISTORY

CD/001/93 - Replacement barn for use as domestic garage and for agricultural equipment used for maintenance of smallholding. Permission.

04/00508/FUL - Proposed conservatory. Permission.

05/00091/FUL - Single storey and first floor rear extensions. Permission.

05/02520/FUL - Replacement of mower shed and barn. Permission.

DM/19/1443 - Conversion of an existing out building into a dwelling house, with an existing carport/storage building to serve the proposed dwelling, associated landscaping and continued use of existing access. Permission.

DM/19/4971 - Erection of a two bay oak framed car port. Permission.

DM/23/1370 - Erection of proposed 2 bay oak framed car port (Previously approved DM/19/4971 - 15th Jan 2020). Permission.

DM/23/2508 - Single storey rear extension to provide accessible bedroom accommodation. Refused.

SITE AND SURROUNDINGS

Bridge Farmhouse is an east facing, detached, two storey dwelling. It is constructed of red brick, with hanging tile at the first floor level, a plain tile roof and upvc windows. The dwelling is characterised by a front projecting, two storey gable and an open, timber canopy over the remaining, recessed ground floor. It also benefits from a first floor and ground floor additions to the rear. The dwelling is set back from the highway by a deep front garden.

The application site is situated outside of a built up area and is therefore within the countryside. To the west of the site are farm buildings, whilst Bridge Hall Farm House is to the south. Fields are adjacent to the northern boundary and Cuckfield Road (B2036) is to the east. Land around these dwellings form part of the Northern Arc development and is allocated for housing and open space (DM/18/5114).

APPLICATION DETAILS

Planning permission is firstly sought to extend an existing single storey rear extension. Internally this would allow the existing utility, store and w.c. to be converted into a bedroom and bathroom. This existing area is to be enlarged in depth and width by some 0.9 metres. The additional space to the side is to have a pitched roof design that would continue the existing eaves and have a reduced ridge height of approximately 4.3 metres. The extension is to be constructed in materials to match the host dwelling.

A further rear extension is proposed to be sited between the existing single storey rear extension and the conservatory. This addition is to be used as a dining room and have a depth of some 4.6 metres and width of 3.8 metres. A pitched roof is proposed with a ridge height of approximately 3.6 metres. It is to be finished to match the existing conservatory.

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 and Site Allocations Document (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:

DP12 - Protection and Enhancement of Countryside

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

DP38 - Biodiversity

Site Allocations Development Plan Document

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

There are 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 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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPN1 - Biodiversity, Geodiversity and Nature Recovery

DPN4 - Trees, Woodland and Hedgerows

DPC1 - Protection and Enhancement of the Countryside

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

Design, impact on the character of the surrounding area and amenity

Policy DP12 of the Mid Sussex District Plan relates to development within the countryside. It seeks to protect the countryside in recognition of its intrinsic character and beauty. New development should maintain or, where possible, enhance the quality of the rural and landscape character of the District.

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:

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

o optimises the potential of the site to accommodate development'.

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- o Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- o Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.

All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity)'.

Figure 9C states:

'Multiple extensions over time can have a compound impact and overwhelm the original dwelling'.

Principle DG51 relates to front and side extensions. It 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'.

In terms of rear extensions, principle DG51 states that where they

'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 application relates to a property in Abbotsford, a small settlement to the north of Burgess Hill. Whilst there is a variety of development, properties are generally set back from the highway and are screened from public vantage points. This application relates to a dwelling of a traditional, Sussex design and whilst it appears to be of some age, a map regression shows it first appearing on the fourth edition map. Regardless of its age, Bridge Farmhouse is considered to have a characterful appearance with

decorative hanging tiles and external tiling under the front canopy as well as decorative ridge tiles and finials.

Bridge Farmhouse has been previously extended. Planning permission was granted, in 2004, for a conservatory and again in 2005, for a first floor extension, which created the southern gable, and a ground floor projection beyond it. These extensions have been completed.

The current application forms a re-submission of application DM/23/2508, which was refused for the following reason:

'The proposed extension, by virtue of its scale, form and design, would create a dominant addition that would fail to respond sympathetically to the character of the application property. It would further result in the dwelling being overwhelmed by extensions. The proposal therefore fails to comply with Policy DP26 of the Mid Sussex District Plan, Principle DG49, Figure 9C and Principle DG51 of the Mid Sussex Design Guide SPD and the National Planning Policy Framework'.

The scheme that was previously considered comprised a single storey, rear extension that would further extend the existing rear projection by some 11.4 metres. The current application now proposes two extensions to the rear of the house. This will allow for the internal layout to be re-configured and two downstairs bedrooms to be created.

Whilst a level of additional floor space is proposed, the current design approach would reduce its visual massing. It is acknowledged that the proposal would still result in the existing rear extension being enlarged but this has been significantly reduced from the previous scheme. The only enlargement would be a relatively modest increase to the southern elevation and a more uniform approach to the overall design has been taken. The detailed design on the southern elevation has also sought to reduce the visual impact of the enlargement and has also replicated attractive features of the host dwelling, such as the ridge detailing.

In terms of the dining room addition, the proposal seeks to replicate the existing garden room. This would create a lightweight addition that would reflect the existing property and would not appear overly dominant. Across both extensions it is proposed to use materials to match the host dwelling, which would provide a consistent finish.

Overall it is considered that the issues raised under the previous application, in terms of scale and massing, have been overcome and the overall development would present cohesive additions to the application property. The proposed development would not be visible from public vantage points and, as such, would not result in a harmful addition to the surrounding area or the character of the countryside.

In terms of the impact to neighbouring amenity, Bridge Hall Farm House would be the closest property to the proposed works. This neighbour is detached from the application site and there is established, mature planting between the two properties. The application property is also set away from this dwelling by the access to the south. Given the spacing between these dwellings and the established boundary treatment, it is therefore considered that there would not be a significant loss of light, outlook or privacy caused to Bridge Hall Farm House.

Given the domestic nature of the proposal, the proposal would not cause significant harm in terms of noise, air or light pollution.

Impact to trees and biodiversity

Policy DP37 of the Mid Sussex District Plan relates to trees and new development and, in part, states:

'Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*

o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
o has appropriate protection measures throughout the development process; and
o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
o does not sever ecological corridors created by these assets'.

In terms of biodiversity, policy DP38 of the Mid Sussex District Plan sets out:

'Biodiversity will be protected and enhanced by ensuring development:

o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
o Promotes the restoration, management and expansion of priority habitats in the District; and
o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas'.

With regards to trees, there are a number situated along the northern and eastern boundaries of the site as well as within the front and rear gardens. As such an Arboricultural Implications Assessment has been submitted as part of the application and the application has been reviewed by the Tree Officer. No objection has been raised to the proposal and a condition has been recommended to ensure that the development is carried out in accordance with the tree protection measures that have been set out.

The application site also lies within a red impact zone for Great Crested Newts and a Great Crested Newt Report has been provided as part of the submission. The Newt Officer has been consulted as part of the application. It has been noted that whilst there is a low risk that Great Crested Newts, the modelling suggests that there is highly suitable habitat within the area surrounding the application site. An informative has been recommended to be attached to any consent that includes recommendations to reduce the potential impacts.

It is therefore considered that, with the recommended condition and informative, the proposal would accord with the requirements of policies DP37 and DP38 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

In conclusion, the proposal would accord with the requirements of policies DP26, DP37 and DP38 of the Mid Sussex District Plan and is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist