

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1852	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Loft conversion with new trussed roof extension		
Site:	2 Wyberlye Road, Burgess Hill, West Sussex, RH15 8HX, , , ,		
Validation Date	23 Jul 2025	Overall Expiry Date:	18 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	12 Sep 2025
Target Date:	17 Sep 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	15 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1852

**2 Wyberlye Road, Burgess Hill, West Sussex, RH15 8HX, , ,
Loft conversion with new trussed roof extension
Simeon Wheeler**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

TOWN COUNCIL OBSERVATIONS

The Committee of 4th August would Recommend Approval.

INTRODUCTION

Planning permission is sought for a loft conversion with new trussed roof extension.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

2 Wyberlye Road is a detached bungalow. It is constructed of red brick, with white upvc windows and a pantile roof. The property benefits from off road parking to the front of the property and gardens to the rear and side. The property has been extended previously and benefits from a conservatory.

The application property occupies a corner plot on the western side of Wyberlye Road and is orientated towards the east. The property lies with the built-up area boundary of Burgess Hill. Neighbouring properties are located to the west and south. The highway is located to the north and east.

APPLICATION DETAILS

The application seeks planning permission for a loft conversion with new trussed roof extension.

The proposed roof extension would have a barn hipped roof, with a height to the ridge of some 6.4 metres and a height to the eaves of some 3 metres. It is also proposes to install a first-floor window on the side (northern) elevation and two windows on the first-floor side (southern) elevation. The extension would be finished in roof tiles and windows to match the existing and would have tile hanging on the gables.

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 - 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.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan 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 the 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:

DPS2 - Sustainable Design and Construction

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)

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 Amenities
- Parking
- Biodiversity Net Gain

Design and character

Policy DP26 of the Mid Sussex District Plan relates to Character and Design and 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 principles DG49 (general principles for extensions) 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.'

Principle DG52 relates to loft conversions and roof extensions and states that:

'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.'

NPPF section 12 seeks to achieve well designed places. Para's 131 and 135 are of particular relevance. Para 135 b) states that developments should be visually attractive as a result of good architecture, layout inter alia. C) states that development should be sympathetic to the local character including the surrounding built environment. Para 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies, taking into account supplementary planning documents such as design guides.

The existing property is sited within a corner plot in the western corner of the junction between Wyberlye Road and Leylands Road.

Wyberlye Road is characterised by a consistent building line and bungalows with low hipped roofs. With regards to the proposed roof conversion and roof extension, this is considered to significantly increase the ridge height of the existing bungalow. The scale of the current dwelling is considered to reflect the character of the area, especially when viewed with no.1 Wyberlye Road. It is considered that these properties represent an attractive pairing of a similar scale. The proposal, by contrast, would result in an unbalanced appearance at the entrance of the Close, which is considered to be a prominent location

given the open character of the entrance. The proposal would thus be out of keeping with the character of the street scene.

It is considered that the proposed barn hipped roof would significantly alter the existing ridge of the roof and would result in a top-heavy design. This is therefore considered to not comply with the above principle and would be harmful to the character of the existing dwelling.

With regard to the site's locality, a number of properties have been previously extended in varying forms, such as at 14 Wyberlye Road and 18 Wyberlye Road. Whilst each planning application is assessed on its own merits, these previous extensions will have been assessed prior to the adoption of the Council's Design Guide. The application site is considered to be within a wholly different context with its corner plot location offering substantial views towards the front elevation. Policy DP26 requires that the design responds to the character of both Leylands Road and Wyberlye Road and it is considered that due to the proposal's scale and design the proposal fails to do this.

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 DP29);'*

To the south of the application site is no.4 Wyberlye Road. The development would be offset from the shared boundary by some 12 metres. It is proposed to install a window on the first-floor side (southern) elevation. Although the proposal would provide oblique views into the private amenity space of this neighbour, given the separation distance and that there are no windows on the side (north) elevation of no.4 Wyberlye Road it is not considered that overlooking concerns would be harmful enough to warrant the refusal of this application on this basis. Due to the separation distance between the properties, it is not considered that the proposal would cause significant harm to the outlook and light of this neighbour.

To the western side of the site is no.185 Leylands Road. The development would be offset from the development by some 7.5 metres. Although the proposal would result in a slight loss of light and outlook to this neighbour, it is not considered that this would be harmful enough to warrant the refusal of the application on this basis. As no windows are proposed on the side (western) elevation it is not considered that the proposal would give rise to significant overlooking concerns.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution. It is not considered that the proposal would cause significant harm to the outlook and light of this neighbour.

Parking

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*

West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. There is an external parking space in front of the existing dwelling to accommodate two cars, which would remain. In any circumstance, there are no parking restrictions on Wyberlye Road. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact.

Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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

It is recommended that permission be refused. It is considered that the proposed loft conversion and roof extension would be out of keeping with the design and character of the existing property and street scene. It would not integrate nor respond well to the original dwelling and would not contribute positively to the street scene. Therefore, the proposal fails to accord with policy DP26 of the Mid Sussex District Plan, the relevant principles of the Mid Sussex Design Guide and national policy contained within the NPPF.

Decision: Refusal

Case Officer: Catherine Cardin