

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0342	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed two-storey extension to existing dwelling at 95C London Road		
Site:	The Coach House, 95C London Road, Burgess Hill, West Sussex, RH15 8NE, , ,		
Validation Date	11 Feb 2026	Overall Expiry Date:	6 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Apr 2026
Target Date:	8 Apr 2026	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	1 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0342

**The Coach House, 95C London Road, Burgess Hill, West Sussex, RH15 8NE, ,
Proposed two-storey extension to existing dwelling at 95C London Road
Mr Kazem Hossini**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: *'The Committee of 9th March would Recommend Approval'*

INTRODUCTION

The application seeks planning permission for the development of a two storey extension to the existing dwelling.

RELEVANT PLANNING HISTORY

09/01341/FUL - Demolition of existing coach house and erection of detached dwelling. Refusal 31.07.2009.
- Appeal allowed AP/09/0078

SITE AND SURROUNDINGS

The proposal relates to The Coach House, a two-storey detached dwelling set to the western side of the highway. The dwelling is provided access through a gravelled driveway which cuts through between No.93 and 95 London Road. There is existing garden amenity space set to the north of the dwelling which includes both a patio and grassed area. The existing dwelling features a pitched roof and in terms of external materials, the existing dwelling is composed of multi-brickwork in running bond laid on mortar beds, plain clay roof tiles, white uPVC casement windows, a black uPVC front door and a white uPVC French door.

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

APPLICATION DETAILS

The proposal would develop a two storey extension which would measure at approximately 7.3m in length, 5.9m in maximum width, 4.1m high to the eaves and 6.5m high to the ridge. Proposed external materials would comprise matching brickwork walls, plain roof tiles, matching white uPVC casement windows, Conservation rooflights and matching white uPVC glazed French doors.

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 the 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.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan (Made January 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 hearings were concluded on the 19th March 2026. 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:

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

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
- Biodiversity Net Gain

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:

- 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 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.'*

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.'

The existing dwelling is considered to be set within a relatively visually discrete position in terms of the street scene along London Road to the west. Views towards the property are largely obscured by other buildings that front the western side of the highway edge. Views towards the application site would likely be offered from Toll Gate out to the west of the application site.

A proposed hipped roof design would be utilised for the proposed two storey extension to the eastern elevation. The use of this hipped roof design is considered to help minimise the proposals overall perceived bulk and size. The proposal would extend out into the front gravelled courtyard area. Although the proposed extension would be of a two-storey size and scale, it is considered that the proposal would be of a limited ridge height which would be offset by circa 1.2m from the existing dwellings ridge height. This detail is considered to help the extension to be read as a later addition to the dwelling. The use of matching facing materials throughout are considered to help the proposal assimilate with the existing.

The proposal is therefore considered to comply with Policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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);'*

Two new rooflights would be added to the extensions north facing roof slope which would serve a bedroom. It is considered that these rooflights would be used more to supply light into the bedroom rather than offer outlook towards neighbouring properties. The rooflights are therefore not considered to give rise to a significant overlooking impact in this regard.

At ground floor level, there would be two sets of French doors positioned to the north elevation. An existing circa 2m high boundary fence is set to No.89's southern boundary and this boundary treatment is considered to obscure views from the proposed French doors into the neighbouring site.

The proposed extension would be offset from the neighbouring garden at No.89 by circa 2.9m. It is considered that this offset would help mitigate against a significant overbearing impact on the neighbouring garden amenity space.

There would be a further pair of dormer windows at first floor level to the southern elevation which would serve both a principal bedroom and dressing room. The window serving the dressing room has been shown on the proposed elevations to be served by a frosted glass window below 1.7m. It is considered that there are some nearby unobscured glazed windows at 95a and b. However, views towards this neighbouring dwelling would be restricted to an oblique angle and it is not considered that the proposal would overlook the nearby properties to a significant extent.

Accordingly, the proposal is considered to comply with the provisions of policy DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with policy DP26 of the District Plan, the Burgess Hill Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas