

Delegated Decision
Sign off Sheet

Ref. No:	DM/25/1341	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Side extension		
Site:	6 Keymer Gardens, Burgess Hill, West Sussex, RH15 0AF, , , ,		
Validation Date	22 May 2025	Overall Expiry Date:	17 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Jul 2025
Target Date:	17 Jul 2025	Recommending Officer Signature:	Catherine Cardin

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	---------------------------	---

Signed and Agreed By:	Joanne Fisher	Date:	11 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1341

**6 Keymer Gardens, Burgess Hill, West Sussex, RH15 0AF, , ,
Side extension
Rome**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

The Committee of 24th June would Recommend Approval.

INTRODUCTION

Planning permission is sought for a single storey side extension.

RELEVANT PLANNING HISTORY

07/01318/FUL- Existing single storey structure at rear of property to be rebuilt to same footprint and to have additional first floor over all under new pitched roof. Permission.

14/03857/LDP- Proposed single storey extension under a lean-to style roof to the rear of the property. This is an application to establish whether the development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account. Permission.

DM/17/2705- Alterations to front entrance to infill porch and to construct lean-to single storey extension at rear of property. Withdrawn.

DM/17/3389- Alterations to front entrance to infill porch and to construct lean-to single storey extension at rear of property (Amended). Permission.

SITE AND SURROUNDINGS

6 Keymer Gardens is a detached two storey dwelling. The existing property has a brick ground floor with black weatherboarding to first floor. It has white upvc windows and a plain tile roof. The property benefits from off road parking to the front of the property and a garden to the rear.

The property is located within a cul-de-sac within the built-up area of Burgess Hill. Neighbouring properties are located to the northeast and south and west. Highway is located to the east. A track lies to the north of the application site.

APPLICATION DETAILS

The proposal consists of a single storey side extension. This would measure some 4.8 metres in width and some 10.2 metres in depth. This would have a crown roof with a height to the eaves of some 1.9 metres and would continue the pitch of the current gable roof. This would have facing brickwork, black timber weatherboarding and roof tiles to match the existing. It is proposed to use this as a lounge,

bathroom and sauna. It is also proposed to install 3 no. rooflights on the side roof pitch. The proposal includes installing a door on the rear (northeastern) elevation.

The proposal also seeks to reposition the front door further east by reducing the width of the existing garage on the front elevation. The new front door would have a gabled door canopy. This would have a height to the ridge of some 3.2 metres and a height to the eaves of some 2.5 metres with roof tiles to match the existing.

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 policy:
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

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
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character 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."*

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and 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.

Principle DG50 of the Mid Sussex Design Guide SPD relate to side extensions and states that:

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.

The proposed single storey side extension would be of a modest scale and would be subordinate in height to the existing dwelling. It is considered that the crown roof design of the extension would coordinate well with the existing property and that the extension would be of a similar character and design to the existing dwelling. The proposed extension would be set-back from the front of the house, which would define the original dwelling. The proposal would not close an important gap or view and is therefore considered to not be harmful to the character of the area. As the proposal includes materials to match the existing, it is considered that the development would provide a consistent finish.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape. As such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, and principles DG49 and DG50 of the Mid Sussex Design Guide SPD.

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);"*

On the southwestern side is 5 Keymer Gardens, which would be some 10.7 metres from the proposed development. Given the separation distance it is not considered that the proposal would cause harm to the amenities of this neighbour.

On the western side is 3 Frankland Close, which would be some 30.6 metres from the proposed development. Given the separation distance it is not considered that the proposal would cause harm to the amenities of this neighbour.

On the eastern side is 7 Keymer Gardens, as the extension would be screened by the application property itself, it is not considered that the proposal would be harmful to the amenities of this neighbour.

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 therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the 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 appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal complies with Mid Sussex District Plan policy DP26 and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin