

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1616	Case Officer:	Tracie Axford
Application Type:	Full Application		
Proposal:	Overcladding of front and side facades of the building. Works will include overcladding the exterior with insulated metal panel cladding, replacing windows with new double glazed units, installing a galvanised steel gantry system at first floor, and installing double glazed doors at first floor level.		
Site:	Unit 7 Part Ground And First Floor Team House, Braybon Business Park, Consort Way, Burgess Hill, West Sussex, RH15 9ND, ,		
Validation Date	1 Jul 2026	Overall Expiry Date:	29 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Sep 2026
Target Date:	26 Aug 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	14 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1616

Unit 7 Part Ground And First Floor Team House, Braybon Business Park, Consort Way, Burgess Hill, West Sussex, RH15 9ND,

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Mr Alexander Barbour

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

BURGESS HILL TOWN COUNCIL

Recommend Approval

INTRODUCTION

Planning permission is sought for the overcladding of front and side facades of the building. Works will include overcladding the exterior with insulated metal panel cladding, replacing windows with new double glazed units, installing a galvanised steel gantry system at first floor, and installing double glazed doors at first floor level.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application site is a two-storey commercial building of flat-roofed construction, comprising red brick flank elevations and white panelled/clad principal elevations incorporating continuous bands of metal-framed glazing at first-floor level. The ground floor includes a series of roller shutter doors and ancillary glazed openings. The building is set behind a large hard-surfaced forecourt providing parking and servicing space. Evidence of weathering and alteration is visible, including boarded openings and replacement panels. On the East and West elevations are external staircases providing access to the adjacent units.

The application site is located within the Braybon Business Park, within the built up area of Burgess Hill.

APPLICATION DETAILS

Planning permission is sought for the overcladding of front and side facades of the building. The recladding proposed would improve the appearance of the unit, which is currently tired and in need of modernisation. The recladding will also substantially improve the insulation of the unit and therefore its energy efficiency.

The exterior will be overclad with an insulated grey metal panel cladding and windows will be replaced with new double glazed units. A grey galvanised steel gantry system and double glazed doors will be

installed at first floor level. The creation of the external access gantry will allow independent front door access to small business units and enhance the usability of the ground floor of Unit 7.

Separate external access for the first floor Unit 7 business space will allow it to be attractive to a range of occupiers including smaller businesses and startups through facilitating flexible configuration of the Class E space.

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 on 28th March 2018. The relevant policies are:
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

The Burgess Hill Neighbourhood Plan was made on 28 January 2016.

Relevant Policies:
None

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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

National Planning Policy Framework (NPPF) August 2026)

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 relates to character and design. However, it is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF. Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

It is proposed to overclad the front and side facades of the building with grey insulated metal panel cladding, replace the windows with new double glazed units, install a grey galvanised steel gantry system at first floor, and install double glazed doors at first floor level. The gantry system would facilitate external access to the first floor via the staircases at either end of the unit. The application site is located within a wider industrial site which have a variety of external finishes, including metal cladding. In the immediate vicinity, external steel staircases are a feature. Whilst the gantry will add a new feature to the front elevation of the unit, its visual effects would be minimal and would not appear incongruous within the industrial context of the wider estate. Given the presence of similar external staircases, gantries and metal-clad buildings within the surrounding industrial estate, the development would integrate with its surroundings and would preserve the character and appearance of the area.

It is therefore considered that the proposals would not detract from the character and appearance of the locality. The proposal is therefore considered to comply with policy DP26 of the MSDC District Plan and policy DP3 of the NPPF

Impact on neighbouring amenity

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight as it is materially inconsistent with the NPPF and consideration should be given to policies L2 and P3 of the NPPF. Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have 'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'. Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals 'Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site'

The application site is located within an established industrial area, surrounded by commercial and industrial units. The proposed development relates primarily to external alterations to the existing building, including recladding, replacement windows, the installation of first-floor access doors and a galvanised steel gantry system with associated staircases. No increase in floorspace is proposed, nor would the development facilitate a material intensification of the existing use of the site.

Given the commercial nature of the surrounding area, it is not considered that the proposed alterations would give rise to any adverse impacts on neighbouring occupiers in terms of loss of privacy, overlooking, loss of light, overshadowing or increased sense of enclosure. Whilst the gantry and staircases would introduce additional external space at first-floor level, this would serve the existing building and any increase in overlooking would be limited to the parking space in front of the building. It is therefore considered that the proposal would not result in unacceptable harm to the amenities of

neighbouring occupiers and would comply with Policy DP26 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

(Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application is comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be appropriate in terms of design and appearance of the building. It is also considered to be in-keeping with the character of the wider locality. In addition, the alterations would not cause significant harm to neighbouring amenities. The application therefore complies with Policy DP26 of the District Plan, the adopted Mid Sussex Design Guide as well as the relevant policies of the NPPF.

Decision: Permission

Case Officer: Tracie Axford