

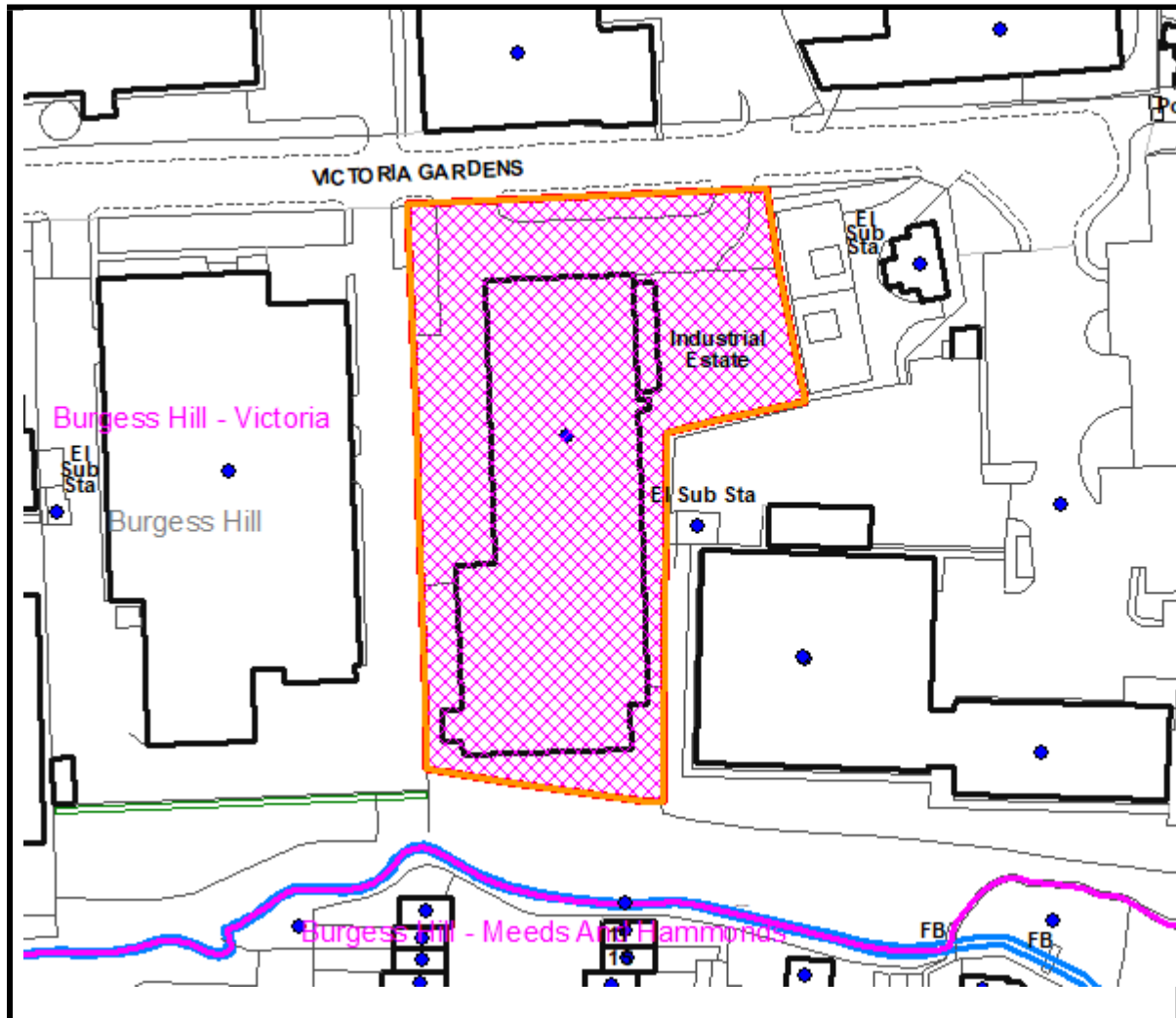
Planning Committee



Recommended for Permission

13th November 2025

DM/25/1584



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Site:	Wonderpack Eco Ltd 25 Victoria Gardens Burgess Hill West Sussex RH15 9NB
Proposal:	Over clad of existing roof to encapsulate existing leaking asbestos cement roof panels. Improve insulation to the property and replace leaking gutters. The overall height of the building will be increased by c200mm. (Additional Plans received 28/08/2025)
Applicant:	Sarah Hill
Category:	Minor Other

Target Date:	14th November 2025
Parish:	Burgess Hill
Ward Members:	Cllr Peter Chapman /
Case Officer:	Peter Davies

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY3YRXKT0D200>

1.0 Purpose of Report

- 1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

2.0 Executive Summary

- 2.1 This application seeks planning permission to over clad the existing roof using metal cladding in goosewing grey at 25 Victoria Gardens, Burgess Hill.
- 2.2 The application has been referred to Committee because the site is on land owned by the District Council.
- 2.3 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.4 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.
- 2.5 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the Site Allocations Development Plan Document (DPD) and the Burgess Hill Neighbourhood Plan.
- 2.6 National policy (which is contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.
- 2.7 The proposed alterations are considered to be of an appropriate design and to be acceptable to the character of the area. The proposal will not create significant harm to neighbouring amenities and will accord with policy DP26 of the Mid Sussex District Plan.
- 2.8 The application is therefore recommended for approval.

3.0 Recommendation

- 3.1 It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

4.0 Summary of Representations

- 4.1 No third-party letters of representation have been received in respect of this application

5.0 Summary of Consultees

- 5.1 Environmental Health Officer.
- 5.2 No objection with the asbestos to be managed through the site's Asbestos Risk Register and compliance with the Control of Asbestos Regulations 2012. An informative has been suggested to comply with these regulations.

6.0 Burgess Hill Town Council Observations

- 6.1 Recommend Approval.

7.0 Introduction

- 7.1 The application seeks planning permission to over clad the existing roof using metal cladding in goosewing grey.

8.0 Relevant Planning History

- 8.1 No relevant history.

9.0 Site and Surroundings

- 9.1 The application site is a large warehouse on the south side of Victoria Gardens, within the built-up area boundary of Burgess Hill.
- 9.2 The building runs north to south and has a pitched roof. The building is constructed from brick with vertical green metal cladding and a corrugated asbestos clad roof. The building has a single storey flat roof extension on south and part of the west side, parking to the front and an external storage area on the east side.
- 9.3 The locality is characterised by large warehouse units accessed from Victoria Gardens with a similar form and design. To the south of the site is woodland with housing beyond.

10.0 Application Details

- 10.1 The existing roof is to be externally clad in metal cladding in goosewing grey with insulation underneath.
- 10.2 The alterations will raise the roof height by 0.25 metres and due to the sloping site will have an eaves height ranging from 4.80 to 7.75 metres. The north end ridge height will be 6.45 metres and the south end ridge height at 8.85 metres.

11.0 Legal Framework and List of Policies

- 11.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 11.2 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocations Document and the Burgess Hill Neighbourhood Plan.
- 11.3 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.

11.4 Mid Sussex District Plan (adopted March 2018)

Relevant Policies:

DP26 – Character and Design

11.5 Site Allocations DPD

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

There are no relevant policies.

11.6 Burgess Hill Neighbourhood Plan

Burgess Hill Neighbourhood Plan was formally 'made' as of 28th January 2016.

No relevant policies.

Other Material Considerations

11.7 Mid Sussex District Plan 2021-2039 Consultation 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:

DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
DPB1 - Character and Design

11.8 **National Policy**

The National Planning Policy Framework (NPPF December 2024)

Planning Practice Guidance

12.0 **Assessment**

12.1 The main issues for consideration are:

- Design and Character
- Impact on neighbouring amenities
- Biodiversity Net Gain

Design and Character

12.2 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:

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

- *optimises the potential of the site to accommodate development.*'

- 12.3 The proposed alteration will cover approximately 1825 square metres of roof however the alterations will result in only an increase in height by 0.25 metres and no increase in footprint. The existing asbestos roof will be replaced with metal cladding in an appropriate grey colour. The alteration will be visible from the street scene however will not result in any harm to the character of the area due to the size of the building and the alteration being small scale.
- 12.4 It is therefore considered the visual impact of the proposal is acceptable and the application complies with policy DP26 of the Mid Sussex District Plan in this regard.

Impact on Neighbouring Amenities

- 12.5 Policy DP26 states, in part, that applicants should demonstrate 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);'*
- 12.6 Due to the nature of the development only increasing the roof height by 0.25 metres with the surrounding buildings being warehouse units with the closest building approximately 8 metres from the application building, the proposed alterations will not result in significant harm to the amenities of neighbouring properties.
- 12.7 The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Other Matters

- 12.8 Environmental Protection have been consulted on the application due to the existing roof being asbestos and have no objection. The works involving asbestos are controlled by separate legislation however an informative has been added.

Biodiversity Net Gain

- 12.9 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 comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

13.0 Planning Balance and Conclusion

- 13.1 In conclusion, the proposed alterations are considered to be appropriate in terms of design, form and scale to the building and character of the area. It would not cause significant harm to neighbouring amenities.
- 13.2 Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan and the relevant provisions of the NPPF.
- 13.3 It is recommended that the application is approved subject to planning conditions.

APPENDIX A – RECOMMENDED CONDITIONS

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

Biodiversity Net Gain

Informatives

1. In accordance with Article 35 Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.

Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.

No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

3. The applicant is reminded that any works involving asbestos-containing materials must comply with the Control of Asbestos Regulations 2012 and relevant Health and Safety Executive guidance. It is expected that appropriate risk assessments and management procedures will be in place, and that the site's Asbestos Risk Register will be updated accordingly.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Elevations			09.07.2025
Location Plan			09.06.2025
Existing Elevations			09.07.2025
Block Plan			25.06.2025
Existing Elevations	4141-01		28.08.2025
Existing Elevations	4141-02		28.08.2025
Proposed Elevations	4141-3	A	28.08.2025
Proposed Elevations	4141-04	A	28.08.2025