

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0406	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed loft conversion, rear dormer, and two roof light front slope roof		
Site:	20 Nightingale Lane, Burgess Hill, West Sussex, RH15 9JJ, , , ,		
Validation Date	17 Feb 2025	Overall Expiry Date:	17 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Apr 2025
Target Date:	14 Apr 2025	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>Stephen Ashdown</i>	Date:	10 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0406

**20 Nightingale Lane, Burgess Hill, West Sussex, RH15 9JJ, , ,
Proposed loft conversion, rear dormer, and two roof light front slope roof
Mr Carl L Morgan**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: Recommended approval.

INTRODUCTION

The application seeks planning permission for the development of a rear dormer, install two rooflights to the principal elevation and alter the side hipped roof into a gable end.

RELEVANT PLANNING HISTORY

There is no recent history of any planning applications relating to the site.

SITE AND SURROUNDINGS

The application relates to 20 Nightingale Lane, a semi-detached bungalow set to the southern side of the highway. The existing dwelling follows a 'L' shape to its rear elevation with a hipped roof offshoot projecting into the rear garden. The existing dwelling features a hipped roof design with a front gable to add visual interest to the streetscene. The existing property is set back from the roadside by a front brick paved parking area and the front door to the property is set to the side (eastern) elevation. There is a timber-built car port set to the rear of the site with garden amenity space also stretching out to the south. The site borders open fields to its southern boundary. In terms of materials, the existing dwelling is composed of brick exterior walls, a tiled roof, uPVC windows and doors.

There are predominantly bungalows set to both side of the road which are set back by grass verges which abut the highway edge. Gable ends and hipped roofs help give rise to a traditional appearance throughout the streetscene. It is noted that several bungalows have been extended and upgraded both to their rear elevations and at loft level.

The site is within the built-up area for Burgess Hill as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would develop a rear (southern) elevation box dormer which would measure at approximately 3m in length, 7.2m wide and 3m high. The proposed dormer would be composed of matching tile hanging to its exterior, a flat roof membrane and uPVC windows and doors. The proposal would also install two rooflights to the properties principal elevation. The existing side (eastern) roof pitch would be altered from a hipped roof slope to a gable end.

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)

None relevant

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 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

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

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.'

With regard to loft conversions and roof extensions, Principle DG52 notes that:

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. 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.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.

There is an existing pathway to the rear of the site on the open fields known as Nightingale Meadows which have the potential to offer views towards the proposed dormer from the public domain. However, it is considered that there is a significant level of boundary planting and screening to the rear of the site, albeit views would be increased during winter months whilst foliage is sparse.

It is noted that several other dwellings within the site's locality have been extended and altered previously at attic level through dormer extensions to their rear roof slopes. It is considered that these dormers therefore form the context of the site and there are several examples of other dormers within the sites locality have been provided by the Applicant in support of the current application. As such, it is not considered that the proposed dormer would appear significantly incongruous within the locality.

The proposal would also install two additional rooflights to the properties principal elevation which would be of a greater visual prominence with regard to the public domain than the proposed dormer. It is noted that whilst the adjoining semi has not previously installed dormers to its principal elevation, several other dwellings along both sides of the road have made this alteration. The proposed rooflights would therefore appear to be in keeping with the various alterations previously made nearby.

Whilst the predominant roof pitch in the area amongst the bungalow semis is a hipped roof, it is acknowledged that some properties have upgraded through the alteration from a hipped roof to a gable end, such as at No.31 and 32 further to the east. It is therefore considered that the proposed hip to gable alteration would be of an acceptable appearance.

The proposal is therefore considered to comply with Policy DP26 of the District Plan.

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);'*

The proposed hip to gable alteration would increase the bungalows overall size and bulk nearby the adjacent neighbouring property at No.22 to the east. There is an unobscured glazed side (west) elevation window which would face back towards the proposal at the neighbouring property. Whilst this neighbouring window would experience a slight reduction in light received during the afternoon hours, it is not considered that the alteration to a gable end would give rise to a significant overbearing impact.

A new double opening door would be added to the dormers rear elevation which would open up to a Juliette balcony area. It is considered that whilst this balcony would allow for views towards the neighbouring sites, these would be restricted to obscure angles. Furthermore, the balcony would be of a limited size and scale and therefore would not allow sufficient space to be used as a raised platform for sitting or walking out upon. As such, it is not considered that this element of the proposal would result in an undue overlooking impact.

Accordingly, the proposal is considered to comply with the provisions of 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 MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas