

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2886	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed demolition of existing detached garage and erection of multi-purpose single storey detached outbuilding, with all uses to be incidental to the established and continued C3 Use.		
Site:	49 Holmesdale Road, Burgess Hill, West Sussex, RH15 9JP, , , ,		
Validation Date	3 Dec 2024	Overall Expiry Date:	26 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Feb 2025
Target Date:	28 Jan 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	4 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2886

**49 Holmesdale Road, Burgess Hill, West Sussex, RH15 9JP, , ,
Proposed demolition of existing detached garage and erection of multi-purpose single storey detached outbuilding, with all uses to be incidental to the established and continued C3 Use.
Ms Julie Harvey**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council

Recommend approval. They regret the loss of the garage.

INTRODUCTION

The application seeks planning permission for a replacement single storey building at 49 Holmesdale Road Burgess Hill RH15 9JP.

Relevant Planning History

None relevant.

SITE AND SURROUNDINGS

The site is located within the Burgess Hill built up area boundary. The existing dwelling is a two-storey semi-detached residential property which is characterised by a mixture of bare brown brickwork and white render walls, brown pantile roof tiles and white uPVC window and door frames.

The existing rear boundary treatment consists of some 1.8 metres high closed board fencing and brick walls. The existing site has some three off-street parking spaces, two to the front of the dwelling and one within the existing single storey garage.

The surrounding area consists of two-storey residential properties that are characterised by similar external materials as the application site. Holmesdale Road is located to the north of the site, residential properties are located to the east and west of the site and a woodland is located to the south of the site.

APPLICATION DETAILS

The proposed single storey replacement building would measure some 6.2 metres in depth, 4.3 metres in width. it would have a flat roof with a total height of 3.0 metres. The proposal would replace an existing garage building set to the rear of the dwelling.

The proposed walls and window and door frames will be characterised by external materials similar in appearance to those used in the existing dwelling. The proposed roofing will be felt or rubber.

It has been confirmed that the proposed building would be used for purposes incidental to the main dwelling.

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, the Mid Sussex Site Allocations 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.

DP21 - Transport

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 (adopted March 2015)

Policy S4 - Parking Standards for new developments.

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 the majority of 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.

DPB1: Character and Design

DPT4: Parking and Electric Vehicle Charging Infrastructure

Mid Sussex Design Guide Supplementary Planning Document

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.

West Sussex County Council Guidance on Parking at New Developments (September 2020)

ASSESSMENT

Character and Design

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."*

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed replacement building would be of a modest single storey scale and would be of a similar scale and position to the existing building. It would be of a similar design to existing buildings within the locality and due to its location there would be limited views of it from the surrounding area.

The proposed external materials to be used will predominantly be similar in appearance to those used in the existing dwellinghouse, details of which can be secured by a suitably worded condition. The proposed roofing will not be similar in appearance to the existing materials used in the site however, it would be similar in appearance to existing external materials within the neighbouring sites and is considered to be common within the built up area. As such the proposed external materials are considered to address the character of the surrounding area.

Taking into account the above the proposed works are considered to address the scale and character of the existing and surrounding buildings and landscape. Therefore, the proposal is considered to comply with the above part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan 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);"

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed works would be of a modest scale and the proposed replacement building would be located in a similar position to the existing garage. The proposal would also be adjacent to the existing garage at the neighbouring property to the east of the site. As such the proposal is not considered to have an impact on neighbouring amenities in terms of outlook, daylight, sunlight or overbearing nature.

Due to the position of the proposed openings they would not have direct views into neighbouring properties private amenity spaces. The proposed building would be used for purposes incidental to the main dwelling, which can be secured by a suitably worded condition.

As such it is considered that the proposal would not cause significant harm to the amenities of nearby residents in terms of overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Highways

Policy DP21 of the Mid Sussex District Plan, in part, states:

"The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable; The scheme protects the safety of road users and pedestrians"

Policy S4 of the Burgess Hill Neighbourhood Plan and the West Sussex County Council Parking Guidance for New Developments require two off-street parking spaces be provided for a dwelling of this size.

The proposed replacement building would not be used for off-street parking and would result in the loss of a garage. However, the resulting parking arrangement would consist of some two off-street parking spaces.

The proposed parking arrangement is considered to comply with the above part of policy DP21 of the Mid Sussex District Plan, policy S4 of the Burgess Hill Neighbourhood Plan and the West Sussex County Council Parking Guidance.

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.

CONCLUSION

In conclusion, the proposal is considered to address the scale and character of the existing and surrounding buildings and landscape, its design is in keeping with the character of other outbuildings and would not detract from the dwelling. The proposal will not cause significant harm to the amenities of neighbouring occupiers. The resulting parking arrangement is also considered to be acceptable. Therefore, the proposal complies with policies DP21 and DP26 of the Mid Sussex District Plan, policy S4 of the Burgess Hill Neighbourhood, the Mid Sussex Design Guide SPD, West Sussex County Council Guidance on Parking at New Developments (September 2020 and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans

