

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3255	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed pitched roof rear extension		
Site:	23 Benjamin Way, Burgess Hill, West Sussex, RH15 0FG, , , ,		
Validation Date	5 Jan 2026	Overall Expiry Date:	27 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Feb 2026
Target Date:	2 Mar 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>Steven King</i>	Date:	2 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3255

23 Benjamin Way, Burgess Hill, West Sussex, RH15 0FG, , ,
Proposed pitched roof rear extension
Grace Davies

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Flood Risk and Drainage - *'We have no objection to the proposed development on flood risk grounds.'*

Southern Water - *'The development site is not located within Southern Water's statutory area for water supply services.'*

TOWN/PARISH COUNCIL OBSERVATIONS

Burgess Hill Town Council recommend approval

INTRODUCTION

The application seeks planning permission for single storey, pitched roof rear extension.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property is a two and a half storey semi-detached dwellinghouse located within the built-up area of Burgess Hill. The dwelling house is characterised by external walls of brick with a pitched roof of plain roof tiles and inset PV panels and white UPVC fenestration. To the side of the property is a driveway and access to a link attached garage.

The locality is characterised by new build properties of a similar design and various scales.

APPLICATION DETAILS

The proposed extension measures approximately 4.7m in depth and extends across the full width of the rear elevation. The roof is a crown roof design with a roof light proposed to the flat section of the room. A set of doors from the rear elevation of the extension will lead out to the rear garden. No windows are proposed to the side elevations. All proposed materials will match the existing 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, 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.

Burgess Hill Neighbourhood Plan

The Burgess Hill Neighbourhood plan was 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:

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)

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 properties
- Biodiversity Net Gain

Design and Character

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.'

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.'*

Principle DG51 relates to rear extensions and states, *'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'*

The rear extension will project 3.6 metres from the existing rear elevation. It will have an eaves height of 2.5 metres and a maximum height of 3.4 metres with a crown roof. The external walls will be finished in brick to match the existing dwelling, and the fenestration will also be consistent with the existing design. As the development is located at the rear of the property, it will not be visible from the public domain and would therefore not result in any harm to the character of the area.

The proposals are therefore considered acceptable in terms of design, form and scale and comply with policy DP26 of the Mid Sussex District Plan.

Impact on neighbouring properties

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 Policy DP29);'

The extension is to the rear of the property. The proposed extension will be on the boundary with the neighbouring property at no. 21, however the impact in terms of light will be minimised by the crown roof resulting in an eaves height of 2.5 metres at the boundary. There will be no impact in terms of overlooking as the proposal is single storey.

Given the single storey nature of the proposal, and its modest size, there will be minimal impact in terms of light, privacy and overlooking to the neighbouring properties. Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with policy DP26 of the Mid Sussex 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 proposals are deemed in character with the streetscene and would not cause significant harm to neighbouring amenities. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, principles DG49 and 51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford