

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                                                                         |                                        |              |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------|
| <b>Ref. No:</b>                              | DM/26/0025                                                                                                                              | <b>Case Officer:</b>                   | Peter Davies |
| <b>Application Type:</b>                     | Householder Application                                                                                                                 |                                        |              |
| <b>Proposal:</b>                             | Removal of rear extension, proposed first-floor extension over existing garage, garage conversion and reclad the front of the dwelling. |                                        |              |
| <b>Site:</b>                                 | 13 Noel Green, Burgess Hill, West Sussex, RH15 8BS, , , ,                                                                               |                                        |              |
| <b>Validation Date</b>                       | 6 Jan 2026                                                                                                                              | <b>Overall Expiry Date:</b>            | 27 Feb 2026  |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                                                                         | <b>Pre-Com Conditions Date Agreed:</b> |              |
| <b>Recommendation:</b>                       | Permission                                                                                                                              | <b>Recommendation Date:</b>            | 3 Mar 2026   |
| <b>Target Date:</b>                          | 3 Mar 2026                                                                                                                              | <b>Recommending Officer Signature:</b> | Peter Davies |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 2 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                 |              |            |
|------------------------------|-----------------|--------------|------------|
| <b>Signed and Agreed By:</b> | Stephen Ashdown | <b>Date:</b> | 3 Mar 2026 |
| <b>Comments:</b>             |                 |              |            |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/26/0025**

**13 Noel Green, Burgess Hill, West Sussex, RH15 8BS, , ,  
Removal of rear extension, proposed first-floor extension over existing garage, garage conversion and reclad the front of the dwelling.  
Mr Thomas Channell**

### **REPRESENTATION RECEIVED**

2 no letters of representation were received from nos. 40 and 42 Noel Rise objecting to the proposal for the following reasons:

- Loss of view
- Harmful increase in bulk and visual impact
- Harm to neighbour amenity
- No in keeping with the character of the area

### **TOWN COUNCIL OBSERVATIONS**

The Committee of 16th February would Recommend Refusal due to the following reasons:

Mid Sussex District Plan

DP26 - Character and design due to the overbearing impact and loss of garden amenity on adjacent residents and because a pitched roof would be out of character with similar developments which have used flat roofs.

Mid Sussex Design Guide:

- DG31 - Focus development in sustainable locations
- DG32 - Managing increased density in town centres
- DG45 - Privacy of existing and future residents
- DG47 - Provide homes with sufficient daylight and sunlight
- DG48 - Design to minimise the impact of noise, air, and light pollution
- DG49 - General principles for extensions
- DG50 - Front and side extensions

Burgess Hill Neighbourhood Plan:

Core Objective CO1 to promote sustainable and well designed development that preserves and enhances existing residential neighbourhoods and protects local amenity.

National Planning Policy Framework (NPPF):

Section 12 of the National Planning Policy Framework 2024 (NPPF).

### **INTRODUCTION**

The application seeks planning permission for the removal of an existing rear extension, proposed first floor extension above the existing garage, garage conversion and reclad the front of the dwelling.

### **RELEVANT PLANNING HISTORY**

BH/164/81 - Two storey side extension. Permission

BH/241/81 - Removal of existing garage and construction of side extension, comprising of garage and one room for residential purposes. Permission

## **SITE AND SURROUNDINGS**

The application property is a semi-detached two-storey dwelling located on the south side of the end of the cul-de-sac Noel Green, within the built-up area boundary of Burgess Hill.

The application property has a pitched roof and is constructed from brick and hanging tile cladding with interlocking roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking and an attached garage on the west side. The locality is characterised by semi-detached dwellings of a similar scale and design. Hanging tile cladding is the most widely used but with a mixture of white render, timber and composite cladding also found within the streetscene.

## **APPLICATION DETAILS**

The application seeks planning permission for the removal of the existing rear extension and the construction of a first floor side extension above the existing flat roof garage and garage conversion. The extension will have a pitched roof and have an overall height of 7.80 metres and an eaves height of 5.25 metres to match the existing dwelling. The extension will be constructed from brick to match the existing dwelling with composite cladding in a light teak colour cladding to the front, uPVC windows to the front and rear and roof tiles to match the existing.

The garage is to be converted into a shower room, utility room and to extend the existing kitchen/living room area. The garage door is to be bricked up with 2 no. uPVC windows on the front elevation. An existing door on the side of the garage is to be replaced with a window and the window on the rear is to be enlarged.

Sliding doors are to be installed on the rear elevation in place of the extension to be removed.

The front of the house is to be reclad in composite cladding in a light teak colour to replace the hanging tiles.

Amended plans were received to change the proposed flat roof to a pitched roof.

## **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 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:

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 (made January 2016)**

Relevant policies:

No relevant policies

## **Other Material Considerations**

### **Mid Sussex District Plan 2021-2039 Consultation Draft**

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

DPT4 - Parking and Electric Vehicle Charging Infrastructure

### *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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

### National Planning Policy Guidance

## **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
- Impact on parking provision
- Other Matters
- 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 DG50 relates to front and side extensions and in part states:

*'Side extensions*

*Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.*

*The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'*

The proposed extension would be of an acceptable design, scale and form to the dwelling and character of the area. The proposal is of a similar design to the two storey extension approved in BH/241/81 that was never implemented. Additionally, the neighbouring property no. 14 Noel Green and no. 17 Noel green have similar extensions above the attached side garages, however with flat roofs instead of a pitched roof. First floor side extensions are therefore found within the street scene. While the pitched roof is not subservient to the main dwelling however is of an acceptable design and will use roof tiles to match the existing. The front of the extension is to be clad in composite cladding of a light teak colour as well as the existing hanging tile on the house to be replaced with composite cladding. Whilst the properties along Noel green predominantly consist of brick and hanging tile there is also a mix of render, timber cladding and composite cladding found. The use of composite cladding would therefore be acceptable to the character of the area.

The alterations to the garage is considered to be of an acceptable design to the character of the dwelling. The alterations would be visible from the street scene however the dwelling is set back from the highway and will use materials similar in appearance to the existing dwelling.

The comments from the Town council and letters of representations are noted, however the proposal is considered to be of an acceptable design for the above reasons and is therefore considered to comply with policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

### **Impact on neighbouring properties**

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);*'

The proposed extension would be at first floor level with a pitched roof. The extension would have front and rear windows facing onto the street scene and the rear garden. The letters of representation and the Town council's comments are noted however the shared boundary of no. 42 Noel Rise is approximately 13 metres to the south and along the side boundary of the application site, with the dwelling approximately 40 metres away. The boundary of no. 40 Noel Rise backs onto the application site and is approximately 23 metres to the south and the dwelling approximately 40 metres away. The application site has existing rear facing windows facing into the application property garden and to the rear and the additional rear windows are not considered to cause significant harm to these neighbour amenities. Due to the distances involved, it is not going to cause significant harm in terms of loss of light.

The proposed extension would be within approximately 1 metre of the shared boundary with no. 14 Noel Green however the dwelling is set back approximately 7 metres from the proposed extension and would therefore not cause significant harm in terms of light or overlooking.

The garage conversion will result in minor external alteration however these are at ground level and face into the application property or onto the street scene and will therefore not cause significant harm to neighbour amenities.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

### **Impact on parking provision**

Policy DP21 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;'*

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4 bed dwelling in parking behaviour zone 4, 2.2 spaces should be provided. The dwelling has parking for 2 cars on the drive and a space in the garage.

The 2 spaces on the drive would be retained resulting in the property having 2 off street parking spaces. Additionally there are no on street parking restrictions. Whilst the remaining parking does not meet the WSCC Parking Guidance, the proposal will not result in a highway safety issue from displacement car parking and is therefore not a reason for refusal.

### **Other Matters**

The letters of objections comments regarding loss of view are noted, however this is not a planning consideration.

### **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 considered to be acceptable in terms of design, scale and form to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision:       Permission

Case Officer: Peter Davies