

PLANNING STATEMENT

August 2025

Site: 22 St Wilfrid's Road, Burgess Hill, Mid Sussex, RH15 8BD

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1 INTRODUCTION

- 1.1 This application relates to an existing semi-detached dwelling located on the southern side of St Wilfrid's Road, Burgess Hill, Mid Sussex, RH15 8BD.
- 1.2 Permission is sought for a small infill extension to the rear at first floor level and alterations to the roof to form a gable end, rear dormer and enclosed (screened) balcony / terrace.
- 1.3 The proposals are modest, to the rear and indeed, elements of the proposal are what would typically be allowed under permitted development.
- 1.4 It shall be proven herein that the proposal is wholly acceptable – there would be a neutral visual impact and no impact on residential amenity and as such, the proposal is compliant with the relevant policies of the development plan.

2 PLANNING POLICY AND LEGISLATION

- 2.1 The following local and national policies are considered relevant to the assessment of this application.

National Planning Policy Framework (NPPF) (Feb 2025)

Mid Sussex District Plan 2014-2031

The following policies from the Mid Sussex District Plan (201-2031) are relevant to this application:

- DP1: Sustainable Economic Development
- DP6: Settlement Hierarchy
- DP26: Character and Design
- DP27: Dwelling Space Standards
- DP39: Sustainable Design and Construction

Burgess Hill Neighbourhood Plan (made January 2016)

- H2: Back Garden Development

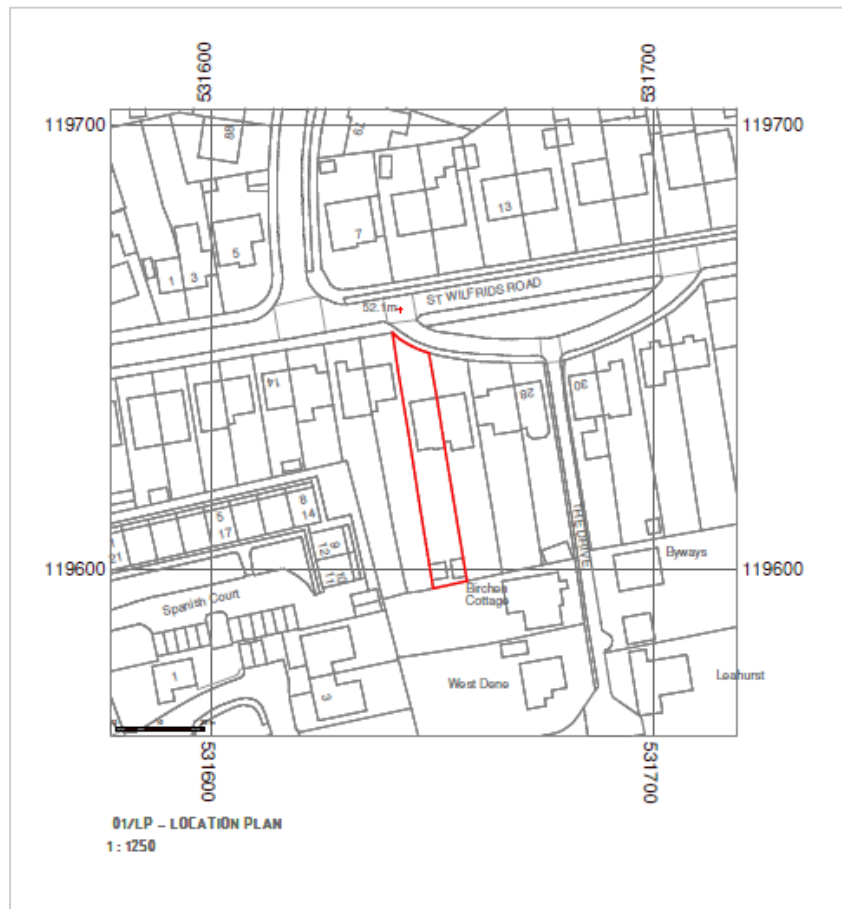
Supplementary Planning Documents & Local Design Guidance

- Mid Sussex Design Guide

3 SITE CONTEXT

Application site

- 3.1 The application site consists of a semi-detached dwelling set-back from the roadside. The area to the front of the dwelling is laid in composite gravel hardstanding and the property has a generous flat grassed rear garden that extends to a length of over 31m. There is a substantial high hedge separating rear amenity space between the site and the neighbour to no.24.



Above: Location Plan

Wider Area

- 3.2 St Wilfrid's Road is suburban in character; it is a flat road of predominantly semi-detached 2 storey dwellings on the south side of the street and semi-detached single storey bungalows on the north side of the street.
- 3.3 It is pertinent to note from the outset that there are multiple dwellings in the locality which have rear dormers and where the hip roof has been converted to gable end - see below.



Above: Images showing rear dormers and hip to gable extensions



Above: Images showing properties to the rear of St Wilfrid's with front dormers

- 3.4 The above images demonstrate the existence of rear (and indeed, front) dormers in proximity to the site. Note that two properties directly behind the application site actually have both front and rear dormers.
- 3.5 It is clear that such dormers are characteristic of the area, as are hip-to-gable extensions.
- 3.6 Both Nos. 18 and 28 on St Wilfrid Road feature hip-to-gable extensions – see below.



Above: Images showing properties in proximity to site with hip to gable (nos 28 and 18)

4 PLANNING HISTORY

- 4.1 DM/25/0276 – 22 St Wilfrid's Road, Burgess Hill, West Sussex, RH15 8BD
Proposed loft conversion incorporating hip to gable alteration. Removal of hipped roofs to the rear and creation of a balcony at second floor level
Decision: Application withdrawn - 08/04/2025
- 4.2 DM/2025/0277 – 22 St Wilfrid's Road, Burgess Hill, West Sussex, RH15 8BD
Erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, to a maximum height of 3m and the height of the eaves to 3m.
Decision:- Prior notification not required -07/03/2025
- 4.3 04/01664/FUL – 22 St. Wilfrid's Road, Burgess Hill, West Sussex, RH15 8BD
Two storey extension to rear providing enhanced kitchen/utility area and bedroom at first floor level. Amended plans received showing eastern side of extension reduced from 3 metres in length to 2 metres.
Decision: Approved – 03/11/2004

5 DESCRIPTION OF PROPOSAL

- 5.1 At ground floor level internal reconfiguration is proposed and bi-fold patio doors of width 5m will replace the existing rear doors. Planning permission is not required for these works.
- 5.2 At first floor level, the rear bedroom that adjoins the attached dwelling is to be extended by 1m -a total area of 2sqm will be added to the area of first floor. There will no longer be a set back at first floor level and the rear elevation will be flush.
- 5.3 The existing hipped roof will be replaced by a gable ended roof; a rear dormer extension will be included in the gable ended roof; and it is proposed to include a balcony beyond the dormer to the rear, with high obscured glazing to both east and west sides.
- 5.4 There is no change to the existing footprint of the house.

6 ASSESSMENT

6.1 The main considerations in the assessment of this application are:

- Principle of Development.
- Design and Impact of the development on the character of the area.
- Impact on neighbouring amenity.

Principle of development

6.2 The application site is within the settlement development limit and therefore extension to the residential dwelling could be considered appropriate in line with Policy DP6 – Settlement Hierarchy, as long as the proposal also conforms with policy DP26 Character and Design of the Mid Sussex District Plan 2018-2031 and other relevant policies.

Design / Visual Impact (Policy DP26)

Containment

6.3 Firstly, all of the development is contained to the rear and not visible from the public domain. While the proposal might be visible from some select rear views, the fact that it might be visible is not in itself a reason for refusal. We also note that this proposal does not extend the existing footprint of the building – it is contained within the existing footprint. Further, any visual impact is mitigated by the fact that the dwelling forms part of a row of dwellings set back from the main building line of the street. See below:



Above: Image showing rear building lines – note the host site and properties to the east are substantially set back from the majority of dwellings on the south of the road, adding to the containment

Separation distances

- 6.4 There are also substantial separation distances to the properties to the south. Any development would be viewed at a distance and / or an angle, often with intervening planting.



Above: Diagram showing 34m distance to properties to rear

Appropriateness of design

- 6.5 Notwithstanding the discreet and contained elevation, as well as substantial distances from other properties, the design is acceptable in its own right. The proposed hip-to-gable and rear dormer are uncomplicated, logical solutions which are generally considered acceptable under permitted development rights. There is no reason for the Local Planning Authority to seek to resist a form of development that is widely accepted as permitted, and, as outlined previously in this statement, rear dormers and hip-to-gable extensions are entirely characteristic of the area, with various examples in the immediate locality, as demonstrated within this document. The rear of the dwellings are also less sensitive to change.
- 6.6 Further, the actual works are minimal, as there is already a 2-storey extension to the rear. This application would rationalise the existing hipped roofs on the existing 2 storey extension.
- 6.7 Furthermore, the appearance of the dormer would be softened by the intervening terrace screening. The terrace and screening would have a light appearance, and the use of glazing would prevent the proposal from appearing top-heavy.
- 6.8 On collective consideration of the aforementioned design components (hip to gable, dormer, light glazed screening), the proposal should be considered acceptable and fully compliant with DP26.

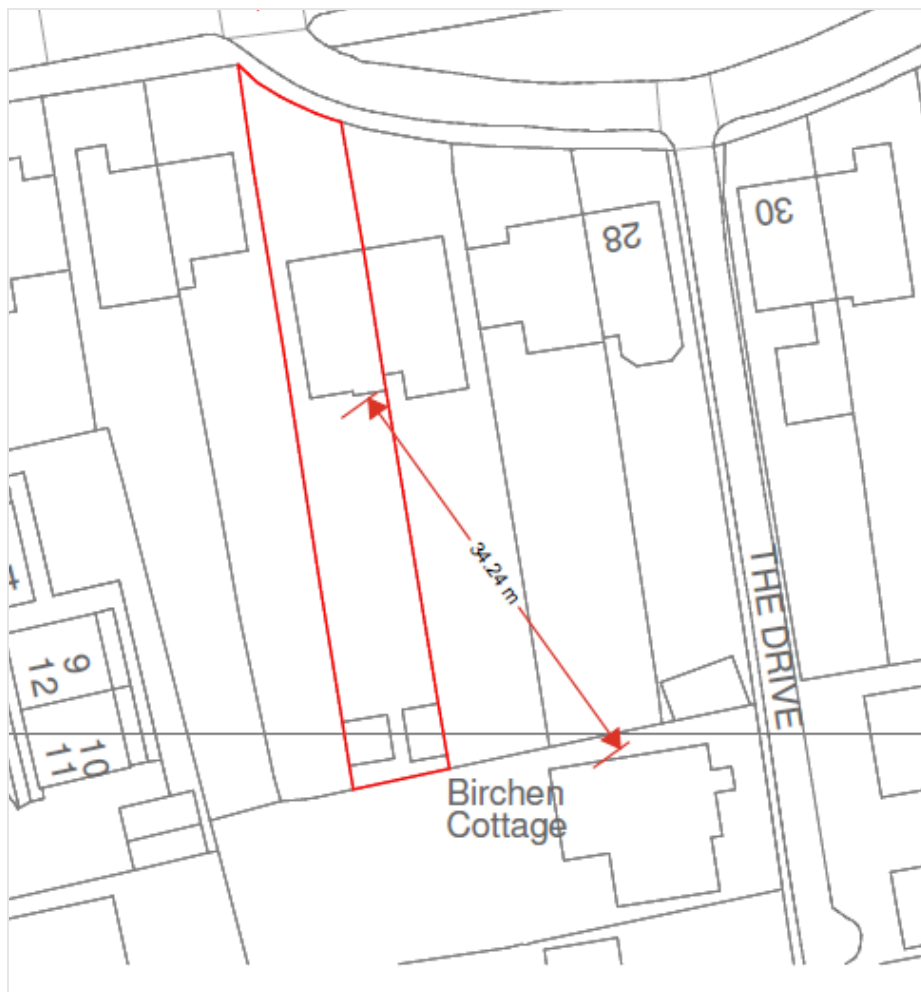
- 6.9 At worst, when compared to the existing situation, the proposal would have a neutral visual impact.
- 6.10 Again, we reiterate the private nature of the rear of the site, distances to dwellings to the rear, and, the uncomplicated and honest design approach.

Impact on neighbouring amenity

- 6.11 Owing to the limited nature of the proposed works, the proposal would not cause any noticeable impact on the neighbouring amenity by way of overshadowing, impact on daylight or overbearing.

Assessment of privacy / overlooking

- 6.12 As the application proposes a terrace, potential overlooking / privacy must be considered. Importantly, the terrace area would have glazed screening to all sides.
- 6.13 To the south of the property, the rear garden is substantially long and there is some 34 metres (at an angle) to the property to the rear (Birchen Cottage).

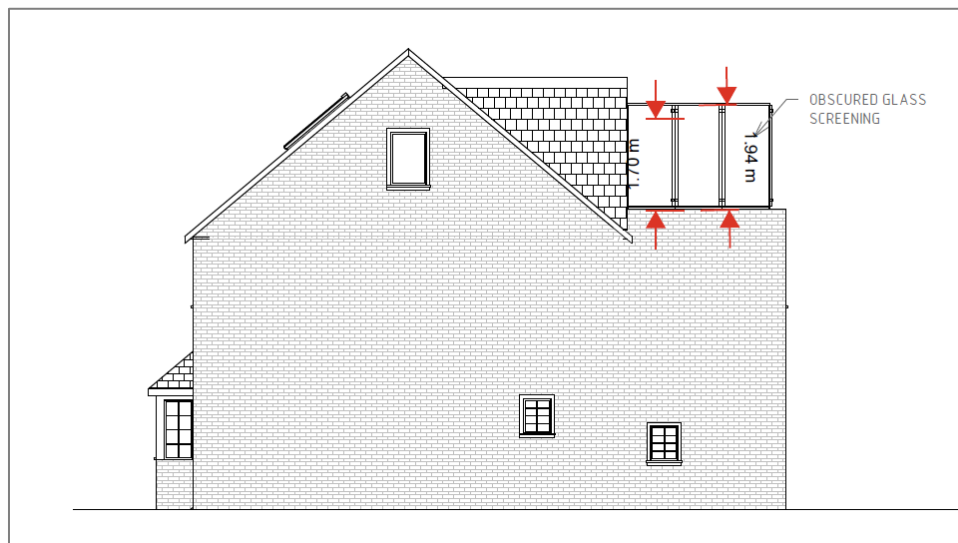


Above: Site plan showing 34m (angled) to property to rear



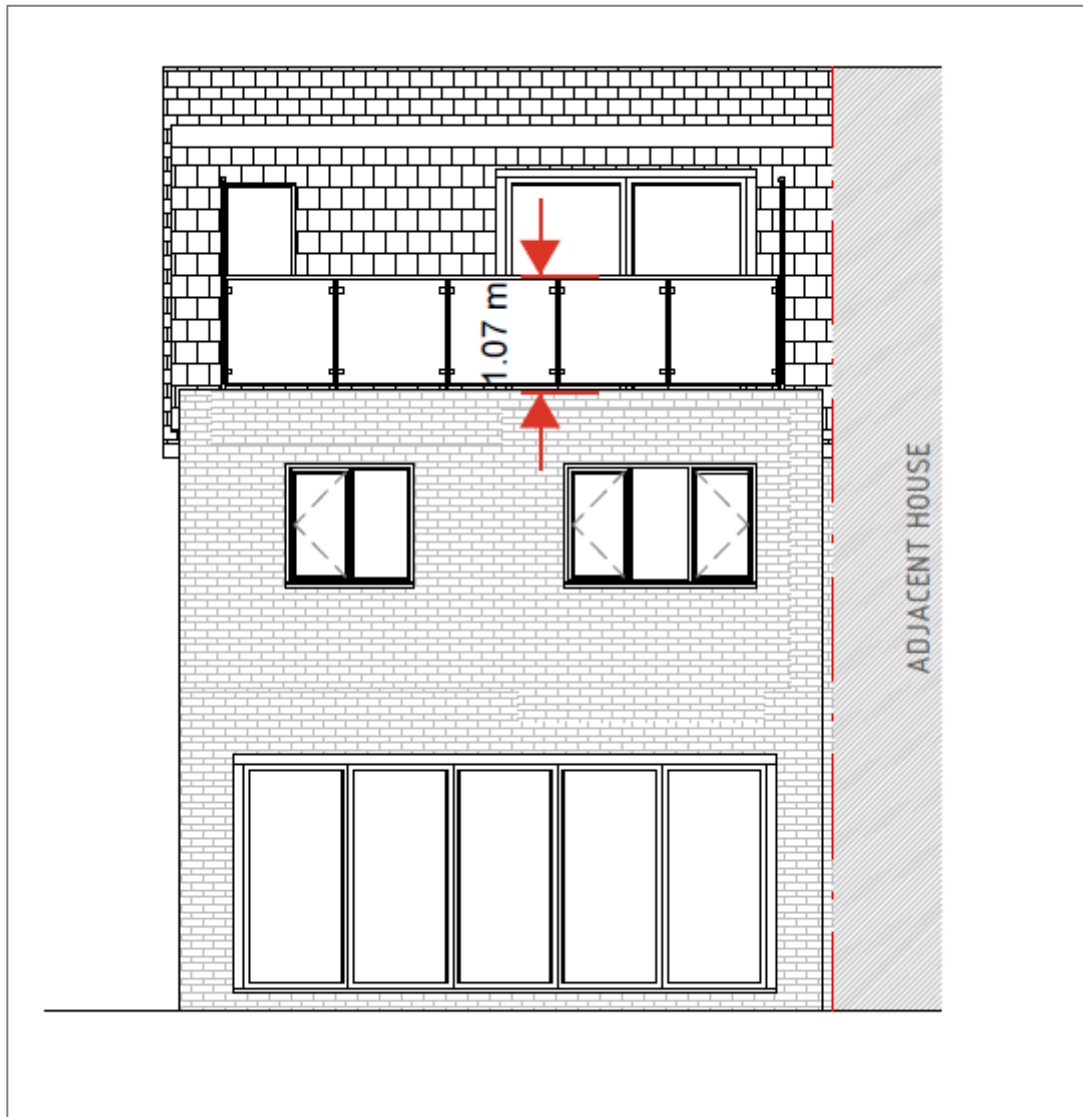
Above: Aerial © Google image showing 34m (angled) to property to rear

- 6.14 Owing to the fact that an '18m, straight line of sight' is generally used as a rule of thumb and deemed acceptable, an angled 34m would clearly fall within the realms of acceptability.
- 6.15 Turning to the properties to the east and west, the terrace area would be screened to each side, therefore substantially limiting the field of vision from the terrace.
- 6.16 These flanking screens would be 1.94m in height. On the basis that 1.7m is an industry standard 'eye' level, it would not be possible to look over the side screens.



Above: Side elevation showing 1.94m screen height and 1.70m standing eye level

- 6.17 As with any terrace type structure, persons would generally be seated whilst using the area. Noting the very limited field of vision due to the high flanking screens, there is also a screen to the south (1.07m).



Above: Rear elevation showing 1.07m screen height. Note also flanking 1.94m screens

- 6.18 1.1 – 1.2 m is generally used as a guide to indicate the eye level of a seated person. Noting that this is slightly higher than the height of the screen, a person seated on the terrace would not be sitting directly at the southern boundary; instead, they would be sat back further into the terrace, which would restrict their field of vision. Therefore, a seated individual would not have a clear view to neighbouring properties.
- 6.19 In such suburban locations, some degree of ‘mutual overlooking’ is also experienced due to the existence of rear windows on the properties—and in this instance, front dormers. For example, the property 30+ metres to the rear (Birchen Cottage) has a dormer at the front, which could be said to overlook the rear gardens (of St Wilfrid’s) to the north. This is also true of the adjacent cottage to the east. Ultimately, what this demonstrates is that there already exists a degree of overlooking that is within acceptable bounds. Any alleged overlooking resulting from this proposal could not reasonably be considered unacceptable.

- 6.20 Furthermore, a person standing on the first or second floor (within a rear dormer) of any property on the south side of the street, could have some view of their neighbours. However, such a level of overlooking is considered mutual and acceptable.
- 6.21 In this case, any potential overlooking from the terrace would be significantly mitigated by screening.
- 6.22 In addition, this proposal places the terrace area in front of the proposed dormer and as such would actually intervene any line of sight directly from the dormer, thus lessening the impact. Ultimately however, it is not considered that the terrace would give rise to any issues different than a typical rear dormer.
- 6.23 Noting the UK climate, the terrace would also be for occasional / seasonal use.

7 CONCLUSION

- 7.1 The proposed development represents an acceptable form of domestic extension within the settlement boundary. The site is discreet and well contained, with the works located entirely to the rear and well separated from neighbouring dwellings.
- 7.2 The design is uncomplicated, proportionate, and justified in its own right, reflecting a logical and modest alteration that sits comfortably within the existing building form and the prevailing character of the area.
- 7.3 There would be no adverse impact on residential amenity. While some mutual overlooking is a feature of suburban locations of this type, the proposed screening and generous separation distances ensure that privacy is preserved and any potential views are within acceptable bounds.
- 7.4 As such, the proposal accords with the relevant national and local planning policies and should be granted planning permission without delay.

