

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1649	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed single storey flat roof rear extension.		
Site:	3 Pepper Drive, Burgess Hill, West Sussex, RH15 9UZ, , , ,		
Validation Date	6 Jul 2026	Overall Expiry Date:	29 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Aug 2026
Target Date:	31 Aug 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	27 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1649

**3 Pepper Drive, Burgess Hill, West Sussex, RH15 9UZ, , ,
Proposed single storey flat roof rear extension.
G Stuart**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

BURGESS HILL TOWN COUNCIL OBSERVATIONS

The committee of 3rd August would recommend approval.

INTRODUCTION

This application seeks planning permission for a single storey flat roof extension.

RELEVANT PLANNING HISTORY

There are no relevant previous applications.

SITE AND SURROUNDINGS

No. 3 Pepper Drive is a semi-detached 1990s house located on a modern residential estate within the built-up area of Burgess Hill. The property is located on a bend in the road and benefits from a detached single garage that is set back to the northwest side of the dwellinghouse with parking to the front. A modest sized garden lies to the rear which is enclosed by close boarded fencing. A timber pergola has been erected / attached to the rear of the house, this sits upon a raised patio area with a high brick wall adjacent to the boundary with no. 1 Pepper Drive.

The site partly falls within flood zone 2 and 3 and an area at low risk of surface water flooding. Part of the site also lies within a great crested newt red impact risk zone.

APPLICATION DETAILS

Plans show that the existing pergola to the rear of the dwellinghouse will be removed and replaced with a single storey extension that measures 3 metres deep by 4.1 metres wide and approximately 2.8 metres high with a flat roof. Two no. roof lights are proposed that protrude approximately 0.2 metres above the roof.

The extension will enlarged the existing sitting room and will be finished with facing brickwork to match the existing dwellinghouse; powder coated aluminium framed sliding doors are proposed to the rear elevation which open onto the garden.

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

DP41 flood risk and drainage

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 Neighbourhood Plan was made on the 28th January 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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

DPS2 sustainable design and construction

DPS4 flood risk and drainage

DPS6 health and wellbeing

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) (August 2026)

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area;
- Impact on neighbouring amenities;
- Flood risk and drainage.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'extensions should typically use simple, uncomplicated building forms to complement 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.'*

DG51 relates specifically to rear extensions and states the following:

'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 proposed extension is considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties. Complementary materials should ensure that the development blends in with the existing dwelling. The extension will be partially screened within the locality by the existing fence and detached garage set back to the side of the house.

In view of the above, the proposed development is deemed in keeping with the character of the area, thereby complying with policy DP26 of the District Plan.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development proposals should *'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'*.

An existing high wall currently adjoins part of the boundary with no. 1 Pepper Drive, which is set forward of the dwellinghouse at no. 3. At 3 metres deep and approximately 2.8 metres high, the extension is relatively modest in size and will be located to the north of the adjoining property at no. 1.

As such, it is not considered that sun light levels to no. 1 would be impacted by the proposal. Having regard to the existing relationship between the properties, it is not considered that the proposal would cause significant harm in terms of affecting light levels, outlook or privacy.

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

Flood Risk and Drainage

District Plan policy DP41 relates to flood risk and states in part that:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

Part of the site (front garden) lies within flood zone 2 and 3, and also within an area of low surface water flood risk. The proposed extension however, would not fall within such an area.

A Flood Risk Assessment has been submitted with the application.

The Council's Flood Risk and Drainage Team has not been consulted on the proposal, however on the basis of the information provided and in view of the fact that the extension would not fall within such areas, it is not considered that the proposed development would exacerbate flooding within the locality. An informative can be added to the decision notice to recommend that the applicant consider resistance and resilience measures suggested within the Environment Agency standing advice.

The proposal therefore accords with policy DP41 of the District Plan.

Other matters

Great Crested Newts

Part of the site lies within a designated great crested newt red impact risk zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 proposed extension is considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not detract from the character and appearance of the area or be harmful to neighbouring amenities. The proposal therefore accords with policies DP26 and DP41 of the Mid Sussex District Plan.

Decision: Permission

Case Officer: Deborah Lynn