

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1954	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey front extension		
Site:	60 Cants Lane, Burgess Hill, West Sussex, RH15 0LS, , , ,		
Validation Date	4 Aug 2025	Overall Expiry Date:	9 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Sep 2025
Target Date:	29 Sep 2025	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	29 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1954

**60 Cants Lane, Burgess Hill, West Sussex, RH15 0LS, , ,
Proposed single storey front extension
Louisa Worby**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Naturespace Newt Officer: It is considered that the proposed development would present a low risk to Great Crested Newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, and due to the high number of Great Crested Newt records within the area, a recommended informative should be attached to the planning consent.

PARISH COUNCIL OBSERVATIONS

Burgess Hill Town Council: Recommend Approval.

INTRODUCTION

This application seeks planning permission to add a front porch at a mid terraced house at 60 Cants Lane in Burgess Hill.

RELEVANT PLANNING HISTORY

None found.

SITE AND SURROUNDINGS

No 60 Cants Lane is a mid terraced house located on the southern side of Cants Lane opposite the junction with The Kiln. The frontage of the property has white painted brickwork and first floor tile hanging. The house benefits from off road parking with a dropped kerb access.

The property is located in the Red Zone for Great Crested Newts and is sited within the Built up Area boundary of Burgess Hill.

APPLICATION DETAILS

This application seeks planning permission for the extension of the house by the addition of a front porch, which will replace an existing door canopy on the front elevation.

The proposed porch measures 2.3m wide by 2.7m deep and would be constructed to serve the existing front door in the house. The porch would extend between the front living room window and attached to the mutual wall with the next door house at No 62 Cants Lane.

The proposed plans show the porch would be constructed in a brick finish to match the house, with a 3.2m high gabled roofline, tiled to match the house, with eaves at a height of 2.5m. a front door would face north with stepped access and a 0.6m wide high level window would be sited in the west facing side wall of the addition to face towards the driveway of No 60. The eastern facing side wall alongside No 62 would be solid brick.

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 Burgess Hill Neighbourhood Plan and Site Allocations DPD.

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
DP38 Biodiversity

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan -made January 2016.

None

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:

DPS2 Sustainable Design and Construction
DPS6 Health and Wellbeing
DPB1 Character and Design
DPN1 Biodiversity, Geodiversity and Nature Recovery

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 Impact upon street scene
- Impact on residential amenities
- Biodiversity
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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 DP29);*
- * 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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.

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. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

*-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

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 porch addition represents a modest addition on the front elevation of this terraced house. There are several similar scaled porch additions on terraced houses located along this part of Cants Lane, and so the proposed porch addition will be in keeping in the street scene.

Consequently the design and appearance of the proposed addition are considered to accord with Policy DP26 and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 requires 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.'*

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The dwelling at No 60 is located in a mid terrace position and the neighbouring properties are located at No 62 to the east and No 58 to the west.

The proposed porch addition will connect to the party wall at No 62. The application has been accompanied a Certificate B and the appropriate notification upon the residents at that house with the service of a Notice 1.

It is considered that the siting, scale and and position of the proposed porch addition will not cause significant harm to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal therefore accords with the requirements of the more up to date Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Biodiversity

The site falls within the Red Impact Risk Zone for Great Crested Newts.

The relevant District Plan Policy with regards to biodiversity and its protection is DP38, which seeks to protect and enhance biodiversity within a development site, including protected species.

The Newt Officer has been consulted on this application and has recommended an Informative to draw the applicant's attention to the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) to protect Great Crested Newts from harm as a result of the development, which accords with the aims of District Plan Policy DP38.

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 porch extension will be a modest addition to the terraced house. The design is appropriate and will not appear out of keeping with the character and appearance of the property within the street scene and this part of Cants Lane.

It is considered that the proposed extension works will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey