

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1937	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed single storey front extension.		
Site:	13 Erin Way, Burgess Hill, West Sussex, RH15 9PN, , , ,		
Validation Date	4 Aug 2025	Overall Expiry Date:	28 Aug 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>Tracie Axford</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/25/1937

**13 Erin Way, Burgess Hill, West Sussex, RH15 9PN, , ,
Proposed single storey front extension.
Mr And Mrs Wright**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Naturespace stated that the proposal is not considered to be relevant to the District Licensing Scheme.

TOWN/PARISH COUNCIL OBSERVATIONS

Burgess Hill Town Council recommend approval

INTRODUCTION

The application seeks planning permission for a pitched roof ground floor extension to the front elevation of the property to create a new porch area to the entrance of the dwelling. The lounge window will be replaced by a smaller window, to accommodate the proposed porch.

RELEVANT PLANNING HISTORY

There is no relevant planning history for this site.

SITE AND SURROUNDINGS

The application property is an north east-facing two storey semi-detached dwellinghouse located within the built-up area of Burgess Hill. The external walls are brick with hung tiles and white render to the front, with a pitched roof of plain roof tiles and white UPVc fenestration. The property has an existing shallow flat roof above the front door.

The dwelling is set back from the highway with an open lawned area and driveway to the front with space to park 1-2 cars. To the south of the property the driveway continues along the side of the property. It is surrounded by detached and semi-detached dwellings of a similar design, many of which have undergone various alterations.

APPLICATION DETAILS

The proposed extension measures approximately 2.4m in width and extends 2.1m forwards of the front elevation. The roof is a pitched design and will be tiled to match the existing roof tiles. A velux window on the roof will allow light into the internal space. On the side elevation of the extension, facing the driveway, the front door will be sited with 2 no. UPVC windows on the front elevation. The external walls of the extension will be constructed in brick to match the existing dwelling with white fenestration to match. The replacement window to the front elevation of the dwelling, will also match the existing fenestration.

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 DG50 relates to front extensions and states: *'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.'*

Within the streetscene, front extensions can be seen on the detached properties on the opposite side of Erin Way to no. 13. The front extension is modest in size, and will remain set back from the road, and subservient to the host dwelling with the use of matching materials. The proposal would therefore not have a harmful impact on the character of the area.

The proposed front porch is therefore considered acceptable in terms of design, form and scale to the existing dwelling with other porches of a similar design and scale built at other nearby properties and complies 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);'

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 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 DP26 of the Mid Sussex District Plan, principles DG49-51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford