

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0806	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	The proposed works include a single storey side extension with pitched roof.		
Site:	18 Capenors, Burgess Hill, West Sussex, RH15 9QL, , , ,		
Validation Date	30 Mar 2026	Overall Expiry Date:	18 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 May 2026
Target Date:	25 May 2026	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>Steven King</i>	Date:	27 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0806

18 Capenors, Burgess Hill, West Sussex, RH15 9QL, , ,
The proposed works include a single storey side extension with pitched roof.
Mr Clive Jarman

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Naturespace Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on Great Crested Newts or their habitats. No comments.

Southern Water: No objections.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council: Recommend Approval.

INTRODUCTION

This application seeks planning permission for a proposed single storey side extension with a pitched roof at No 18 Capenors in Burgess Hill.

RELEVANT PLANNING HISTORY

BH/199/92. Reserved Matters - phase 1 residential 35 dwellings comprising 22 no. two and three bed terraced houses and 13 no. three and four bed detached houses with associated roads, garages and parking. Approved November 1992.

BH/115/91. Residential development for approximately 625 dwellings with public play areas, retail food superstore and associated parking and petrol service station. the reservation of a site for a proposed primary school, public open spaces, provision of balancing ponds and landscaping. the construction of part of the western distributor road and associated roads. Approved December 1991.

SITE AND SURROUNDINGS

No 18 Capenors is a 2 bed end of terrace house located at the eastern end of a cul de sac of houses off Hammonds Ridge to the south of Burgess Hill.

The house lies within a Red Impact Zone for Great Crested Newts within the Built up area of Burgess Hill.

APPLICATION DETAILS

The submitted plans show the construction of a single storey extension with a lean to style roofline on the side elevation of the house. The proposed extension is located within the enclosed garden space on the eastern side of the house.

The proposed extension measures 2.4m wide by 5.2m deep and will extend to a height of 3.4m from eaves set at a height of 2.1m. The solid front wall of the extension is to be set back 2.3m from the front

wall of the house to allow the retention of a window which serves the existing ground floor WC. The rear wall will be constructed in line with the rear wall of the house.

The extension will provide a new study with an internal doorway created through the existing side wall of the house to allow access from the existing living room.

The submitted plans indicate that the walls will be constructed in brickwork to match the house and the roof tiles to match the existing. Two velux rooflights are proposed in the eastern facing roof slope. These, together with a pair of French glazed doors which are located in the southern elevation of the extension will light the internal space.

It is proposed that the existing side access gate is removed and replaced, along with the existing close board fencing, with new matching fencing to enclose the side garden space around the proposed extension

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

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 relevant policies.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan -made January 2016.

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 hearings were concluded on the 19th March 2026. 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

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
- Impact on residential amenities
- Biodiversity
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that 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.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. With regards to side extensions the guidance states that they 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. Side extensions will 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 application seeks to extend a small terraced with a modest side extension. The side addition is set back from the front elevation of the house and is in a secluded position at the end of a cul de sac of similar houses. The house is in an established residential area of Burgess Hill where residential estate properties have been extended with a variety of extensions and alterations.

The proposed extension is considered acceptable as a modest addition to the host dwelling. The proposed construction materials match the existing building.

The overall design of this proposal would accord with the design aims of Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

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 nearest neighbouring house is No 17 Capenors, which is also an end of terrace house. That house is located at an angle to No 18, in a staggered row of similar houses. The side wall of that property has a ground floor toilet and a first floor landing window, facing in a south westerly direction towards the side wall of No 18. It is considered that the proposed construction of the side extension will not unduly impact upon the outlook or amenities of the occupiers of No 17, given the relationship of the dwellings.

It is considered that the addition will not cause significant harm to the amenities of the other immediate neighbouring residents and accords with the requirements of Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Biodiversity

The site falls within a Red Impact Risk Zone for Great Crested Newts, and as such the Newt Officer has been consulted on the proposal. She has raised no objection to the proposed development.

The relevant District Plan Policy with regards to biodiversity and its protection is DP38. Whilst allowing for development this seeks to protect and enhance Biodiversity.

Given the consultee response the development will accord 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 extensions and associated alterations are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene. The proposal accords with District Plan Policy DP26 and the relevant Design Guide Principles.

It is considered that the extension and associated alterations will not cause significant harm to the neighbouring amenities, or impact upon the privacy or outlook of the neighbours. 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