

## Delegated Decision

### Sign off Sheet

|                                              |                                                                 |                                        |                           |
|----------------------------------------------|-----------------------------------------------------------------|----------------------------------------|---------------------------|
| <b>Ref. No:</b>                              | DM/26/0136                                                      | <b>Case Officer:</b>                   | Katherine Williams        |
| <b>Application Type:</b>                     | Householder Application                                         |                                        |                           |
| <b>Proposal:</b>                             | Side extension to create a new bedroom                          |                                        |                           |
| <b>Site:</b>                                 | 35 St Wilfrids Road, Burgess Hill, West Sussex, RH15 8BE, , , , |                                        |                           |
| <b>Validation Date</b>                       | 5 Feb 2026                                                      | <b>Overall Expiry Date:</b>            | 3 Mar 2026                |
| <b>Pre-Commencement Conditions Required:</b> |                                                                 | <b>Pre-Com Conditions Date Agreed:</b> |                           |
| <b>Recommendation:</b>                       | Permission                                                      | <b>Recommendation Date:</b>            | 4 Mar 2026                |
| <b>Target Date:</b>                          | 2 Apr 2026                                                      | <b>Recommending Officer Signature:</b> | <i>Katherine Williams</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                        |              |            |
|------------------------------|------------------------|--------------|------------|
| <b>Signed and Agreed By:</b> | <i>Stephen Ashdown</i> | <b>Date:</b> | 5 Mar 2026 |
| <b>Comments:</b>             |                        |              |            |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/26/0136**

**35 St Wilfrids Road, Burgess Hill, West Sussex, RH15 8BE, , ,  
Side extension to create a new bedroom  
Mr Stephen White**

### **SUMMARY OF REPRESENTATIONS**

None received

### **SUMMARY OF CONSULTEES**

Southern Water - no objection

### **TOWN COUNCIL OBSERVATIONS**

Recommend Approval.

### **INTRODUCTION**

The application seeks planning permission for a side extension.

### **RELEVANT PLANNING HISTORY**

DM/18/0740 - Rear and side single storey extension and roof conversion. Refused  
DM/18/2416 - Rear and side single storey extension and roof conversion. Granted  
DM/21/3211 - Proposed single storey side and rear extension. Granted

### **APPLICATION DETAILS**

The proposed extension would extend from the eastern side elevation up to the angled boundary to the site with a width of up to 3.950 metres to the rear and 2.35 metres to the front elevation, which would be flush with the existing front elevation of the dwelling. The extension would have a depth of approximately 6 metres. The extension would have a flat roof with a front dummy pitch roof with an overall height and eaves height of some 3.5 metres and 2.9 metres.

The extension would be constructed in materials to match the existing dwelling.

### **SITE AND SURROUNDINGS**

The application property is a semi-detached bungalow located off the north-west corner of St Wilfrid's Road, within the built up area of Burgess Hill.

The property is characterised by mainly semi-detached properties which are set back from the highway with low front boundary walls, soft landscaping and off street parking. The properties on the southern side of the highway are two storey with bungalows located on the northern side, and as the road turns and continues to the north it is characterised by solely bungalows. The bungalows were originally of the same design and form; however, many have benefited from extensions and alterations.

The application property is located on a prominent corner within the streetscene and has previously benefited from a hip to gable roof enlargement and front and rear flat roofed dormer windows. The property has also been granted permission for a single storey side and rear extension similar to the current proposal. The dwelling is constructed in a brick, white render, interlocking roof tiles, hanging tiles and white upvc 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 DPD and 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.

### **Burgess Hill Neighbourhood Plan (made January 2016)**

Policy S4 - Parking Standards for New Developments

### **Other Material Considerations**

### **Mid Sussex District Plan 2021-2039 Consultation Draft**

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to the majority of Policies in the draft District Plan. 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 2023)***

## 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
- Other Matters

### 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 side extensions and states: *'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 extension would be of a design, form and scale which is in proportion and appropriate to the existing appearance and character of the dwelling. The proposed extension would be visible from public views however due to the low profile of the roof and width of the extension it is considered that the extension would be in keeping with the character of the streetscene. The side extension would also be partly obscured by the existing side boundary fence. It is therefore considered that the proposal would be in keeping with the existing character of the property and the locality.

## **Impact on neighbouring properties**

DP26 states:

*'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);'*

On the western side is No. 33 St Wilfrid's Road, this neighbour is attached to the application property through its eastern side elevation with a close boarded fence in between. The proposed extension would not extend beyond the rear elevation and not visible from this neighbour. It is therefore considered that the proposal would not cause harm to the amenities of this neighbour.

## **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.

## ***Other Matters***

Southern Water have commented on the application and raise no objection and note that any new connection would require the submission of an application to Southern Water.

## **CONCLUSION**

In conclusion, the proposal is considered to be appropriate in terms of the character of the streetscene and the locality, and would not cause harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26, and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision:       Permission

Case Officer: Katherine Williams