

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0863	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Hip-to-gable roof extension with two new pitched roof dormers to rear elevation and one new Velux roof window to front elevation, door and window alterations to ground floor side elevation. (Amended plans and description 14/05/2026)		
Site:	18 Malthouse Lane, Burgess Hill, West Sussex, RH15 9XA, , , ,		
Validation Date	10 Apr 2026	Overall Expiry Date:	5 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Jun 2026
Target Date:	5 Jun 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	23 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0863

**18 Malthouse Lane, Burgess Hill, West Sussex, RH15 9XA, , ,
Hip-to-gable roof extension with two new pitched roof dormers to rear elevation and one new
Velux roof window to front elevation, door and window alterations to ground floor side elevation.
(Amended plans and description 14/05/2026)
Mr And Mrs Purchase**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Drainage

Latest comments received 19/06/2026

No objection.

TOWN COUNCIL OBSERVATIONS

The Committee of the 1st June had a similar view to when this application was previously considered and would Recommend Approval.

INTRODUCTION

The application seeks planning permission for a hip to gable extension and 2 no. rear dormers and 1 no. Velux to the front.

RELEVANT PLANNING HISTORY

DM/26/1271 - Proposed single storey rear extension and replacement white upvc door and window to side elevation. Pending Consideration

SITE AND SURROUNDINGS

The application property is a semi-detached bungalow located on the north side of Malthouse Lane, within the built up area boundary of Burgess Hill. The property is located within the Malthouse Lane Area of Townscape Value.

The application property has a hipped roof and is constructed from brick with concrete interlocking roof tiles and white uPVC fenestration. The dwelling is set back from the highway with of street parking to the front. The locality is characterised by semi-detached bungalows of a similar design, scale and form however some of the bungalows have benefited from previous extensions. To the south of the site is the West Park Nature Reserve.

APPLICATION DETAILS

The application seeks planning permission for a hip to gable extension and 2 no. rear dormers and 1 no. Velux to the front. The hip to gable extension will extend the existing ridge by approximately 4.80 metres and have a depth of up to 9.60 metres. The gable end will have a window to serve an ensuite bathroom. On the rear (north) elevation will be 2 no. dormers of matching scale and design. The dormers will have

a width and depth of 1.60 metres and 2.50 metres. The dormers will have a hipped roof with an eaves height of 1.20 metres and an overall height of 1.70 metres.

To the front elevation is to be 1 no. Velux window to serve the stairway.

The proposed works will be constructed from brick and tiles to match the existing dwelling with white uPVC fenestration.

Amended plans were received to remove the proposed single storey rear 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 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 (made January 2016)

Relevant policies:

H3 - Protect Areas of Townscape Value

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) 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction
DPS4 - Flood Risk and Drainage
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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
- Flood Risk and Drainage
- 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.'*

Policy H3 of the Burgess Hill Neighbourhood Plan relates to Areas of Townscape Value and states that:

'Proposals for development and redevelopment within Areas of Townscape Value will require special attention to be paid to preserving and enhancing the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping.'

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 DG52 relates to roof extensions and in part states: *'The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.'*

The proposed roof alteration from a hip to a gable roof form and the associated rear dormer additions and rooflight addition will serve to extend the first floor accommodation within the existing loft space. The proposed dormers are of an acceptable scale form and design to not create a top-heavy appearance and are in proportion to the existing dwelling. Additionally, the dormers will not be visible from the street scene and the proposal is to use materials similar in appearance to the existing dwelling. A number of dwellings in the locality have been extended with 2 no. dormers approved at no. 24 Malthouse Lane as part of application 05/01363/FUL and a hip to gable and dormer extension approved at no. 32 as part of application BH/023/76. The proposed extensions are therefore not out of character with the area. It is therefore considered that in this location the proposed dormer and hip to gable extension is acceptable in terms of scale, and design.

The proposal is therefore considered to comply with policy DP26 of the District Plan, policy H3 of the Burgess Hill Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on neighbouring properties

Policy DP26 of the Mid Sussex District Plan 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);'*

The proposed hip to gable extension would be located approximately 2.40 metres from the shared boundary with no. 16 Malthouse Lane to the east. The extension would increase the bulk form of the roof, however it is set in from the boundary. The gable end would have a window at first floor to serve an ensuite bathroom. This window would face the side of no. 16 and the front garden and drive area. However the window can be conditioned to be obscure glazed to avoid overlooking into neighbour amenity areas.

The proposed dormers would be located at first floor level facing into the application property rear garden and would therefore not cause significant harm to neighbour amenities of no. 16 or no. 20.

The Velux on the front elevation would be to serve a stairway up to the loft conversion and faces on the street scene. The Velux would therefore not cause significant harm in terms of overlooking.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Flood Risk and Drainage

Policy DP41 in part states:

'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.'

The site lies within flood zone 3b for surface water. The Council's drainage consultants originally raised objection to the application due to the originally proposed full width single storey rear extension. Amended plans were received removing the rear extension with the drainage consultant raising no objection to the revised plans.

Therefore, the proposal is considered to be in line with policy DP41 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

In conclusion, the proposal is considered to be acceptable in terms of design, scale and form to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties or cause increased flood risk. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP41, policy H3 of the Burgess Hill Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies