

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1488	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Demolish existing conservatory, new single storey rear extension and extend existing garage.		
Site:	35 Ferndale Road, Burgess Hill, West Sussex, RH15 0HB, , , ,		
Validation Date	11 Jun 2025	Overall Expiry Date:	7 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Jul 2025
Target Date:	6 Aug 2025	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:	11 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1488

**35 Ferndale Road, Burgess Hill, West Sussex, RH15 0HB, , ,
Demolish existing conservatory, new single storey rear extension and extend existing garage.
Mr Peter Martin**

REPRESENTATION RECEIVED

None received.

TOWN COUNCIL OBSERVATIONS

The Committee of the 24th June would Recommend Approval.

INTRODUCTION

The application seeks planning permission to demolish the existing conservatory and for the construction of single storey L-shaped rear and side extension.

RELEVANT PLANNING HISTORY

BH/128/94 - Erection of a conservatory to rear of property for domestic use. Permission

SITE AND SURROUNDINGS

The application property is a detached bungalow located on the north side of Ferndale Road, within the built-up area boundary of Burgess Hill.

The application property has a pitched roof and is constructed from brick with interlocking roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking and an attached garage on the west side of the dwelling. The locality is characterised by detached two storey dwellings of varying form, scale and design.

APPLICATION DETAILS

The application seeks planning permission for the removal of existing conservatory and the construction of an L-shaped single storey rear and side extension. The rear extension will have a depth of 3.80 metres from the back of the dwelling and 2.30 metres to the back of the garage. The extension will extend beyond the side of the garage by 3.0 metres and have an overall width of 12.70 metres. Part of the extension to the rear and side of the existing garage will have a flat roof with a height of 2.65 metres to match the existing garage height. Part of the rear extension will have a hipped roof with an eaves height of 2.85 metres and an overall height of 5.25 metres. The ridge height will be 0.50 metres below the ridge height of the existing dwelling.

All materials will match the existing dwellinghouse.

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:

DP21 - Transport

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 (made January 2016)

Relevant policies:

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) 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

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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
- Impact on parking provision
- 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 side extensions and in part 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.'

Principle DG51 relates to rear extensions and states: *'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should*

nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The proposed rear and side extension is large in scale, however it is considered to be of a design and form which would be proportionate and appropriate to the existing dwelling and the character of the area. The side element of the extension would be visible from the street scene, however the materials would be to match the existing dwelling.

The proposal therefore considered to comply with policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on neighbouring properties

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 extension is single storey with openings only at ground floor level facing into the application property garden and rear boundary fence marked by close board fencing. No 32 Silverdale Road and no. 34 to the north are located approximately 35 metres from the application property. No. 33 Ferndale Road to the west is set away from the shared boundary marked by close board fencing with the proposed side extension to the garage of modest height with a flat roof.

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

Impact on parking provision

Policy DP21 in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4 bedroom dwelling in Parking Behaviour Zone 4, the car parking requirement is 2.2 off-street parking spaces and Policy S4 and appendix D of the Burgess Hill Neighbourhood Plan requires two designated parking spaces.

The application property has greater than 3 spaces for cars on the driveway as well as the garage space. The proposal is to enlarge the garage to create an additional space and therefore further increases available parking.

The proposal therefore considered to comply with policy DP21 of the District Plan and policy S4 of the Burgess Hill Neighbourhood 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, size and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties.

Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26, policy S4 of the Burges 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