

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1931	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed rear extension		
Site:	22 Elwood Close, Burgess Hill, West Sussex, RH15 9RE, , , ,		
Validation Date	11 Aug 2026	Overall Expiry Date:	3 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Oct 2026
Target Date:	6 Oct 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
---	--	------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	1 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1931

**22 Elwood Close, Burgess Hill, West Sussex, RH15 9RE, , ,
Proposed rear extension
Mr Parekh**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

TOWN COUNCIL OBSERVATIONS

The Committee of 24th August would Recommend Approval.

INTRODUCTION

The application seeks planning permission for a proposed single-storey rear extension.

RELEVANT PLANNING HISTORY

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 including works to the a273 (london road) and chanctonbury road. retention and/or conversion of the existing listed buildings with or without new buildings for use in class order a3, b1, c3 and/or d1 (e) located as within the area b1/special on master plan. all in accordance with the master plan mp/01c. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by red brick, brown uPVC fenestration and a pantile roof.

The application site lies within the built-up area boundary of Burgess Hill. Neighbouring properties are located to the north, west and south. The public highway lies to the east.

APPLICATION DETAILS

The proposed rear extension would measure approximately 5.1 metres in width and 4.9 metres in depth. This would incorporate a pitched roof with a maximum height of approximately 3.6 metres. The extension would incorporate sliding doors on the rear (western) and side (northern) elevations. It is also proposed to install two rooflights to the rear roof pitch. The extension would be finished in external materials to match the existing.

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

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

No relevant policies

Neighbourhood Plan

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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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

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) (August 2026)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Character and design
- Neighbouring amenity
- Biodiversity net gain

Character and design

Policy DP26 of the District Plan relates to character and design. However, this policy is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to Policy DP3 of the NPPF.

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and requires that extensions should fit in with both the existing house and its surroundings, appearing as a subordinate addition rather than overwhelming or competing with the original building.

Principle DG51 of the MSDC Design Guide relates to rear extensions and supports extensions of varied design, including contemporary approaches, provided they respect the character of the host dwelling, relate appropriately to neighbouring properties and boundaries, and do not harm residential amenity.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings, including through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The extension would be located to the rear of the dwelling where it would have limited visibility from the public realm. Its single-storey scale and subordinate form ensure that the original dwelling remains the dominant element of the site in accordance with DG49. The proposal would appear well integrated with the host dwelling through its matching materials and proportions and would accord with principle DG51 relating to rear extensions.

On this basis, the proposal is considered to respect the character of the existing dwelling and surrounding development. It is therefore considered to accord with the relevant provisions of Policy DP26 of the District Plan, Principles DG49 and DG51 of the Mid Sussex Design Guide SPD, and Policy DP3 of the NPPF.

Neighbouring amenity

Policy DP26, in part, seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. This policy is considered to carry very limited weight as it is materially inconsistent with the NPPF, and greater weight should instead be had to Policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have *'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'*.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals *'not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site'*.

To the north of the application site lies No. 23 Elwood Close. Given the single-storey nature and modest scale of the proposal, it is not considered that the development would cause unacceptable harm to the light or outlook of this neighbour. Sliding doors are proposed at ground-floor level on the side (northern) elevation. Given the single-storey nature of the proposal and the existing boundary treatments, it is not considered that the proposal would cause unacceptable harm to the privacy of the occupiers of this neighbouring property.

To the south of the application site lies No. 21 Elwood Close. Given the single-storey nature and modest scale of the proposal, it is not considered that the development would cause unacceptable harm to the light or outlook of this neighbour. Given that no windows are proposed on the side (southern) elevation, it is not considered that the proposal would cause unacceptable harm to the privacy of the occupiers of this neighbouring property.

Given the scale and domestic nature of the proposed works, it is considered that there would not be unacceptable harm in terms of noise, air and light pollution.

It is therefore considered that the proposal would not result in unacceptable harm to the amenities of neighbouring occupiers. The proposal accords with the relevant criteria of Policy DP26 of the District Plan and Policies L2 and P3 of the NPPF.

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

By reason of its modest scale, siting, design and materials, the proposed extension would appear as a subordinate addition to the host dwelling and would preserve the character and appearance of the dwelling and surrounding area. Furthermore, the proposal would not result in unacceptable harm to the amenities of neighbouring occupiers. The proposal is therefore considered to accord with Policy DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and Policies DP3, L2, and P3 of the NPPF. Planning permission is therefore recommended.

Decision: Permission

Case Officer: Catherine Cardin