

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3026	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed garage/outbuilding		
Site:	20 Grove Road, Burgess Hill, West Sussex, RH15 8LF, , , ,		
Validation Date	12 Dec 2024	Overall Expiry Date:	11 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Mar 2025
Target Date:	6 Feb 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	14 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3026

**20 Grove Road, Burgess Hill, West Sussex, RH15 8LF, , ,
Proposed garage/outbuilding
Daniel And Jill Williams**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

West Sussex County Council Highways: No objection following revisions to the original proposal.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: Recommended approval.

INTRODUCTION

The application seeks planning permission for the development of a detached single storey outbuilding. A new front boundary wall and gateway would also be constructed as part of the development proposal.

RELEVANT PLANNING HISTORY

DM/21/1629 - Demolish existing porch fronting the highway and erect new porch with internal alterations and new/ altered windows. Permission 18.06.2021.

SITE AND SURROUNDINGS

The application relates to 20 Grove Road, a semi-detached two storey dwelling set to the eastern side of the highway. The property is set back from the road edge by a low boundary wall and front garden amenity space. The dwelling is set within a boxed plot with garden amenity space wrapping around the entirety of the property with the exception of the northern elevation. Visual interest is provided from the street side through decorative bargeboarding beneath the dwelling's eaves and to the front porch.

To the north is the attached semi which displays a degree of uniformity with the application dwelling, albeit using a different shade of render to the exterior walls. There are some existing single storey outbuildings abutting either side of the road with varying roof forms and detailing. On the opposite side of the road to the west are chalet style houses from a more modern time period. To the east is tree screening and then the London to Brighton railway line.

The site is within the built-up area for Burgess Hill as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would develop a single storey outbuilding to the site's western boundary and would use an 'L' shaped form with a pitched roof. The proposed outbuilding would measure at approximately 9.4m in length, 5.2m wide, 2.5m high to the eaves and 3.9m high to the ridge. With regards to external materials, the proposal would be composed of a low level brickwork plinth and stained black timber cladding, slate roof tiles and white painted timber windows and doors.

A new front boundary wall measuring at approximately 1.8m high would also be erected to the site's western boundary. The wall would use a render and paint finish. New single and double gateways would also be constructed leading to the highway edge which would be of a timber material.

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:

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.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan (Made January 2016)

There are no relevant policies.

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 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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 115-117, 131, 135 & 139.

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 Amenities
- Highways Impact
- Other Matters
- Biodiversity Net Gain

Design and Character

Policy DP26 of the 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:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o 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'*

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 DG11 of the Mid Sussex Design Guide notes among other matters that:

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric

Additionally, Principle DG50 as set out within the Design Guide, relates to front extensions:

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

There is a single storey detached outbuilding immediately abutting the sites southern boundary. The outbuilding immediately abuts the pavement edge and uses a horizontal black painted timber and brick exterior walls, barge boarding to either gable end and a tiled roof. Additionally, there is another detached brick built single storey outbuilding set to the opposite side of the road to the application site which also immediately abuts the pavement. Accordingly, it is considered that outbuildings are not uncommon within the sites immediate locality given their visual prominence within the streetscene within the immediate context of the site.

The proposed outbuilding would abut the site's western boundary and would sit directly adjacent to the pavement edge. As such, the proposed outbuilding would likely become a visually prominent feature within the street scene. The proposed outbuilding's principal elevation facing the roadside would likely be highly comparable to that of the existing outbuilding immediately to the south of the site. The use of black stained timber clad walls would further help the outbuilding mimic the neighbours, whilst bargeboard detailing below the eaves to the gable ends would help improve the outbuilding's overall appearance.

Additionally, a front boundary wall would be erected against the pavement edge with a pedestrian entrance to the north of the proposed outbuilding and a double gate to the south. The wall would be relatively high, measuring at approximately 1.8m and would utilise a render and painted finish. It is considered that the wall would not appear out of keeping within the site's immediate context as there are a number of front brick boundary walls with some utilising a rendered finish.

The proposal is 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 Amenities

In terms of impact upon neighbouring amenities, Policy DP26 in part 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 DP29);'*

There would be a side (north) elevation window installed which would serve a workshop and face out towards the adjacent neighbouring property at No.22. It is considered that the window would be contained to a single storey level and not in an elevated position, thus increasing the level of outlook. Additionally, the window would not serve a habitable room and is not considered to give rise to a significant overlooking impact.

The proposed outbuilding would be set at a distance from the adjacent shared boundaries to the south and north of the site. Furthermore, the outbuilding would be contained to a single storey size and scale and is therefore not considered to be overbearing towards the neighbouring properties.

Accordingly, the proposal is considered to comply with the provisions of policy DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

Highways Impact

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe. Additionally, Policy DP21 of the District Plan requires development proposals to protect the safety of road users and pedestrians.

Policy DP21 of the District Plan requires schemes to provide adequate car parking whilst taking into account the accessibility, type, mix and use of the development.

The development proposal originally sought to utilise barn doors which would directly abut the pavement edge. In response to the original proposal, West Sussex County Council's Highways Engineer raised concerns with regard to the potential for these doors to overhang and obstruct the footway. It was also raised that it was preferable that the outbuilding's point of entry was internal to the site and did not front the highway.

In response, the scheme was revised by the Applicant to reflect these concerns and sought to use a sliding door sited against the highway's edge. This was considered acceptable as long as there was not to be a significant encroachment into the Highway.

The internal dimensions of the building would not likely meet the criteria to be counted towards an off-road parking space 6m x 3m. Nevertheless, it is considered that there is sufficient room on site to allow

the off site parking for two vehicles. As such, it is not considered that the proposal would lead to a significant worsening of the off-road parking situation on site.

It was recommended within the Highway Engineer's response that a Vehicular Crossover Licence would be required under a separate consent. A condition ensuring that the vehicular access is provided prior to use was therefore recommended and is considered relevant and necessary in the instance that planning permission is granted.

Other Matters

The proposal is considered to be of an incidental use to the host dwelling and would be sufficiently linked to the host dwelling on site. Nevertheless, a condition ensuring that the outbuildings remain within the same planning unit is considered necessary and relevant in the case that planning permission is granted.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, will not harm neighbouring amenities and will not lead to an adverse impact upon the highway.

The proposal will comply with Policies DP21 and DP26 of the District Plan, the Burgess Hill Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas