

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2849	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed garage conversion into habitable space to include two new windows to the front of the garage.		
Site:	14 Bramble Gardens, Burgess Hill, West Sussex, RH15 8UQ, , , ,		
Validation Date	21 Nov 2024	Overall Expiry Date:	19 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Jan 2025
Target Date:	16 Jan 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:	10 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2849

**14 Bramble Gardens, Burgess Hill, West Sussex, RH15 8UQ, , ,
Proposed garage conversion into habitable space to include two new windows to the front of the garage.**

Mathew Boshier

REPRESENTATION RECEIVED

None received.

TOWN COUNCIL OBSERVATIONS

RECOMMENDATION: Recommend Approval whilst regretting the loss of the garage.

INTRODUCTION

The application seeks planning permission for a garage conversion with a proposed bay window.

RELEVANT PLANNING HISTORY

BH/157/92 - Outline application for the construction of 435 dwellings of which 50 dwellings are to be for low cost social housing, together with public play areas. The reservation of a site for a proposed leisure centre. The reservation of a site for a proposed secondary school. The reservation of a site for a doctors surgery. The construction of part of the western distribution road. Permission

BH/071/94 - Construction of 425 houses and associated infrastructure, together with public play areas. Permission

BH/213/94 - Residential: consisting of 84 houses, with associated garages and parking. Permission

BH/178/96 - Erection of 2 no. detached 4-bedroom, 2-storey houses on a plot substitution basis. Permission

SITE AND SURROUNDINGS

The application property is a detached two-storey dwelling located on the north side of Bramble Gardens, within the built-up area boundary of Burgess Hill.

The application property has a hipped roof and is constructed from brick with plain roof tiles and white fenestration. The dwelling has an integrated double garage and is set back from the highway with soft landscaping and 2 off street parking spaces to the front. The locality is characterised by detached dwellings of a similar design, scale and form.

APPLICATION DETAILS

The application seeks planning permission for a double garage conversion. The garage door is to be bricked up and to include 2 windows to the front elevation. The proposed materials will match the existing dwellinghouse.

Planning permission for the garage conversion is required as condition 6.3 of application BH/213/94 removed permitted development rights for garage conversions.

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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."*

A similar ethos is contained within the Mid Sussex Design Guide SPD

The external alterations to the converted garage are wholly in keeping with a domestic property with matching materials to be used to infill. The windows would be similar in design and appearance to the existing windows on the front elevation of the dwelling.

Therefore, in terms of character and design, the proposal complies with policy DP26 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

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 windows would be at ground floor level and due to their position would not have direct views into neighbouring properties private amenity spaces. As such it is considered that the proposal would not cause significant harm to the amenities of nearby residents in terms of overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution and a loss of outlook.

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, 2.2 off-street parking spaces should be provided and Policy S4 and appendix D of the Burgess Hill Neighbourhood Plan requires 2 designated parking spaces.

The proposed works would convert the existing double garage, which would leave 2 off street parking spaces on the driveway. In addition, the on-street parking on Bramble Gardens is unrestricted. It is considered that the resulting off-street parking is acceptable.

Taking into account the above the proposal is considered to comply with Policy DP21 of the Mid Sussex District Plan, Policy S4 of the Burgess Hill Neighbourhood Plan and the West Sussex County Council Parking Guidance.

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 appropriate 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 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