

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0971	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed conservatory		
Site:	3 Longhurst, Burgess Hill, West Sussex, RH15 0TG, , , ,		
Validation Date	16 Apr 2026	Overall Expiry Date:	12 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 May 2026
Target Date:	11 Jun 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	20 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0971

**3 Longhurst, Burgess Hill, West Sussex, RH15 0TG, , ,
Proposed conservatory
Mr And Mrs D St Clair**

SUMMARY OF REPRESENTATIONS

None received

CONSULTEE COMMENTS

None received

TOWN COUNCIL OBSERVATIONS

Would Recommend Approval.

INTRODUCTION

Planning permission is sought for a single storey rear conservatory extension.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

3 Longhurst is a semi-detached pitched roofed dwelling within a cul-de-sac off Kings Way. The walls are a mix of face brickwork and hanging tiles with upvc doors and windows. The dwelling is characterised by an existing single storey rear extension.

To the east of the site is the adjacent No.2 which is characterised by a single storey rear extension, to the west of the site is the adjoining No.4 which is characterised by a single storey rear extension, to the south of the site is the rear garden with close boarded fencing to woodland beyond and to the north is the driveway to the highway beyond.

The site is within the built up area of Burgess Hill.

APPLICATION DETAILS

The proposed rear conservatory extension measures 4m in depth, 3.7m in width with an approximate height to eaves of 2.5m and an overall height of 3.4m.

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:

DP26 (Design and Character)

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

Burgess Hill Neighbourhood Plan was formally 'made' as of 28th January 2016.

No relevant policies.

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 (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:

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135.

ASSESSMENT

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:

- 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;
- 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'

The Mid Sussex Design Guide is also considered to be relevant and principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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 neighbouring properties are both characterised by single storey rear extensions.

The rear extension is a modest enlargement to the existing dwelling. As it is located to the rear of the dwelling it will not be visible from the streetscene and as it is single storey in nature, it will be subservient to the existing dwelling. The proposal will use sympathetic materials to the existing dwelling.

The proposal therefore complies with policy DP26 of the Mid Sussex District Plan, principles DG49 and DG51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF.

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 Policy DP29);'

Given the extended nature of the neighbouring properties and the inset location of the proposed extension, the impact on light and outlook is not deemed to be significantly harmful.

In terms of overlooking and loss of privacy, as single storey in nature, the proposal is deemed to cause no more overlooking than would be expected within the built-up area.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan and the relevant paragraphs 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

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.

The proposed extension is considered be sensitive to the existing design of the dwelling and the wider streetscene and it will not cause detriment to the amenities of the neighbouring properties. The application therefore complies with policy DP26, the adopted Mid Sussex Design Guide SPD as well as the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell