

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3086	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey side and rear extension		
Site:	10 Lowlands Road, Burgess Hill, West Sussex, RH15 8AE, , , ,		
Validation Date	4 Dec 2025	Overall Expiry Date:	29 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Jan 2026
Target Date:	29 Jan 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	20 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3086

**10 Lowlands Road, Burgess Hill, West Sussex, RH15 8AE, , ,
Proposed single storey side and rear extension
Mr Michael Lambert**

SUMMARY OF REPRESENTATIONS

One letter of representation was received. This raised concerns regarding the impact of the development on the sewage system.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

No objection.

TOWN COUNCIL OBSERVATIONS

The Committee of 5th January would Recommend Approval.

INTRODUCTION

The proposal is seeking planning permission for a single storey side and rear extension.

RELEVANT PLANNING HISTORY

11/02086/FUL - Loft conversion with two dormers to rear and one dormer to front elevation.

Permission granted 19.08.2011.

12/01625/FUL - Proposed loft conversion and single storey extension at rear. Permission granted 18.07.2012.

DM/16/2670- Addition of dormer to rear. Permission.

DM/16/2671- Addition of dormer to front. Permission.

DM/21/2258- Proposed single storey extension to side and rear. Amended elevational drawings received 25.08.2021 to show parapet wall in place of pitched roofs. Permission.

SITE AND SURROUNDINGS

No.10 Lowlands Road is a detached chalet style dwelling situated towards the end of the close. The property is characterised by white rendered walls with a concrete tiled roof. The property has been previously extended with a pitched roof dormer window to the front roof slope and a large box-like dormer window to the rear. The property benefits from a large driveway to the front which can accommodate approximately two cars.

The property lies within the built-up area boundary of Burgess Hill. Neighbouring properties are located to the east, west and north. Highway is located the south.

APPLICATION DETAILS

Plans show that a single storey side extension is proposed to the north of the dwellinghouse: this would have an irregular shaped plan form and project at an angle from the flank wall of the house. This would have a width of some 5.2 metres, with a maximum depth of some 3.8 metres. This would fall in close proximity to the close boarded fence lining the boundary with no. 9 Lowlands Road. This would have a flat roof with a maximum height of some 2.6 metres. It is proposed to install a door on the rear (western)

elevation and a window on the front (eastern) elevation. This would have external materials to match the existing. It is proposed to use this as a utility and bathroom.

The single storey rear extension would measure some 4.8 metres in width and some 3.9 metres in depth. This would have a flat roof with a maximum height of some 2.6 metres. This would have one rooflight. It is also proposed to install one window on the rear (western) elevation and one set of doors on the side (southern) elevation. This would have external materials to match the existing. It is proposed to use this as a garden room.

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

The Burgess Hill Neighbourhood Plan was made on 28th January 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 (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:

DPB1 - Character and Design

DPS2 - Sustainable Design and Construction

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)

ASSESSMENT

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

- Design and Impact on character of area
- Impact on Neighbouring Amenities
- Other matters
- Biodiversity Net Gain

Design and Impact on character of area

Policy DP26 of the District Plan relates to character and design and states in part that:

'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 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);*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;'*

In addition, the Council's Design Guide SPD is a material planning consideration with design principles DG49, DG50 and DG51 deemed relevant to this application.

Principle DG49 states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

DG50 relates to side extensions and states in part that *'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.'*

DG51 relates to rear extensions and states that:

'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 extensions are considered to be of an appropriate scale and design to the existing property. It is considered that the proposed flat roofs of the extensions respond appropriately to the character of the building. The extension is considered to have a contemporary appearance that is encouraged by the Council's Design Guide. Proposed plans show that the side extension would be set back from the front wall of the dwellinghouse, as encouraged by DG50. The proposal is considered to

have limited visual impact within the street scene, being set back to the side and rear of the dwelling and should not be harmful to the appearance and character of the area.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape. As such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

To the east is 9 Lowlands Road. The extension will be sited close to the boundary with no. 9 Lowlands Road which is lined with a 1.8-metre-high close boarded fence. The dwellinghouse at no. 9 is situated at a slightly lower level and has been extended to the rear with a single storey flat roof extension and conservatory. A number of ground floor side windows are situated in the southwestern elevation of the dwelling that adjoins no.10. At 2.6 metres high, the proposed extension will appear higher than the existing 1.8-metre-high fence, appearing more imposing and potentially affecting outlook and light levels to adjoining windows and rooms. However, given the existing relationship between properties and the fact that the side windows currently face onto a 1.8-metre-high fence, it is not considered that the proposal would result in significant harm in terms of reducing outlook and light levels.

To the west is 11 Lowlands Road. Given that this neighbour would be offset from the development by some 7.5 metres it is not considered that the proposal would cause significant harm to the light and outlook of this neighbour. The proposal includes a door on the side (southern elevation). Given the single storey nature of the proposal and the existing boundary treatments, it is not considered that the proposal would give rise to significant overlooking concerns.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

Other matters

The neighbour's concern regarding the impact on the sewage system are noted. The technical design of the sewage system is dealt with under Building Regulations and there would be no planning grounds to resist the application based on matters related to drainage.

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

The proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin