

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3054	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed front porch.		
Site:	41 Faulkners Way, Burgess Hill, West Sussex, RH15 8SA, , , ,		
Validation Date	3 Feb 2026	Overall Expiry Date:	5 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Mar 2026
Target Date:	31 Mar 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	23 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3054

41 Faulkners Way, Burgess Hill, West Sussex, RH15 8SA, , ,
Proposed front porch.
Mr Alex Dearden

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

BURGESS HILL TOWN COUNCIL OBSERVATIONS

The Committee of 16th February would Recommend Approval.

INTRODUCTION

This application seeks planning permission for a proposed front porch.

RELEVANT PLANNING HISTORY

BH/183/80 - Development of 72 semi detached and terraced 3, 2 and 1 bed 2 storey houses with estate roads, drainage and associated works. Permission granted 28.10.1980.

DM/23/2389 - Application for a lawful development certificate. Single storey rear extension and front porch. Permission granted 08.11.2023.

SITE AND SURROUNDINGS

No. 41 Faulkners Way is a mid-terrace 1980s house located within a residential close to the north of Maple Drive in Burgess Hill.

The property benefits from a small open plan garden to the front that adjoins a parking layby. A separate communal parking area lies to the east of the terrace of houses.

In terms of planning policy the property lies within the built up area of Burgess Hill.

APPLICATION DETAILS

Proposed plans show that the porch will project approximately 1.67 metres from the front wall of the house and will measure 2.35 metres wide by 2.8 metres high with a mono-pitched roof. The porch will be finished with facing brickwork and a tiled roof to match the existing exterior of the dwellinghouse.

The porch will partially wrap around the side and front walls of the adjoining dwellinghouse at no. 39 Faulkners Way which is set forward of no. 41, projecting 0.83 metres beyond the principal elevation of the adjoining house.

The porch will provide an extended hallway and wc.

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 policy:

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

The Neighbourhood Plan was made on the 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:

DPS2 sustainable design and construction

DPS6 health and wellbeing

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)

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Impact on neighbouring amenities.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

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

Principle DG49 relates to general principles for extensions and recommends that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

DG50 concerns front and side extensions and states in part that *'Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'*

The proposed porch is considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and is not considered to detract from the character and appearance of the area. A number of porches of varying sizes have been added to the front of properties in Faulkners Way and consequently the proposal is considered in keeping. Complementary materials are proposed which should ensure that the porch blends in with the existing dwellinghouse.

The proposal therefore accords with policy DP26 of the District Plan.

Impact on neighbouring amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

The proposed extension will wrap around the flank wall of the adjoining dwellinghouse at no. 39 and extend beyond part of its front wall. Written notice has been served on adjoining residents at no. 39 as part of the application process with land ownership certificate B of the planning application form completed and signed.

Plans indicate that the porch extension will project approximately 0.83 metres beyond the front wall of no. 39 which is set forward of the house at no. 41. No. 39 has an existing front porch and it is considered that the proposed porch may create a sense of enclosure in relation to the main living room window at no. 39, which as a result will be located between the 2 porch projections. However, given the scale of the proposal, it is not considered that the porch would have a significantly harmful impact in this respect or in terms of affecting light levels or outlook. As the frontages of the dwellinghouses face southeast, it is not considered that light levels to the living room should be significantly impacted.

In view of the above the proposal is considered to comply with policy DP26 of the District Plan.

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and modest scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 proposed porch is considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not detract from the appearance and character of the area or be significantly harmful to neighbouring amenities in terms of affecting light levels, outlook or creating a sense of enclosure. The proposal therefore accords with policy DP26 of the Mid Sussex District Plan.

Decision: Permission

Case Officer: Deborah Lynn