

PROJECT NO: 2026-04
PROJECT: Proposed Permitted Development
Alterations & Extensions
LOCATION: Chideock, Valebridge Road, Burgess Hill

PLANNING STATEMENT

INTRODUCTION

This statement accompanies a Householder Planning application for alterations and extensions to the existing dwelling known as Chideock, Valebridge Road, Burgess Hill.

The site is to be accessed directly off Valebridge Road via the existing vehicular and pedestrian access.

SITE AND SURROUNDINGS

The application site itself is currently a detached bungalow with a large detached garage that are located on the eastern side of Valebridge Road in Burgess Hill.

The entire site including the area proposed for the extended dwelling, associated gardens and the new road access amounts to some 0.0524 of a hectare.

The District Boundary of Mid Sussex District Council and Lewes District Council runs across this site from north to south.

The existing has been approved to be replaced with new two-storey dwelling under LW/19/0728 by Lewes District Council. Mid Sussex District Council ref: DM/19/3910 also refers to this approval. This approval has since lapsed.

The property has also been the subject of a Certificate of Lawful Development (DM/25/2091) that confirmed that the proposed 4 metres deep, single storey rear extension and 3 no. hip to gable extensions to the sides and rear of the existing property were within the permitted development rights of the property.

PLANNING HISTORY

The site has been the subject of the following previous planning applications:

- Application No: DM/25/2011 & LW/25/0184 for remodelling of bungalow into a two-storey dwelling, including first-floor and two-storey rear extensions, fenestration alterations with associated landscaping and demolition of existing rear garage, erection of two storey detached garage to the front with first floor office, along with new access driveway which was refused.
- Application No: DM/25/2091. Certificate of Lawful Development for construction of 3 no. hip to gable extensions to the sides and rear of the existing property which was confirmed.
- Application No: LW/19/0728 for a proposed replacement dwelling and existing garage which was approved but has lapsed.

There are also a number of other recent developments in the immediate area which are as follows:

- To the east and south of Chideok is a substantial new housing development (DM/16/5511). This development, approved for 55 no. dwellings is on higher ground levels than this application site and are a mix of styles and designs.
- There is also an approval for a 25 no. dwellings (DM/18/4132) approximately 100m to the north of Chideok at Pump House,.
- The land immediately to the east of the application site benefits from planning approvals under Outline Application no. LW/21/0020 and Reserved Matters application no: LW/24/0428 which were accessed directly off Mill Rose Way.

PROPOSALS

The submitted proposals are for a 4 metre deep rear extension and hip to gable extensions to the front, sides and rear of the existing dwelling together with raising the ridge height by 500mm.

The designs take account of the character of the surrounding area and nearby buildings, the requirements of the client and planning considerations including those that require attention to compliance with amenity space and living space standards.

The site is not within any statutorily designated conservation area and is in a sustainable location with all local facilities within easy reach by public transport, cycling or walking.

This lack of designation has informed the submitted designs of the proposed extensions and alterations and provides an ecologically sound building.

The neighbouring dwellings on Valebridge Road are mixed in scale and design many with additions and extensions.

LAYOUT & DESIGN

The proposed site layout has been developed following the decision to retain the existing building and improve the level of accommodation by carrying out the following works:

- Demolishing the existing garage.
- Reordering the layout of the existing dwelling and extending to the rear.
- Create additional floor space by utilising the roof space.

The layout of the reordered dwelling proposes family living accommodation on the ground floor with 3 no. bedrooms on the first floor.

The proposed buildings have been designed to utilise materials which will match those of the existing building and are commonly found in the area so that they blend with the existing context.

ACCESS

The proposal will utilise the existing vehicular entrance directly onto Valebridge Road.

Car parking spaces in compliance with ESCC Highways requirements are provided for each of the dwelling together with secure cycle storage in a lockable garden shed located in an easily accessible location in the gardens.

CONCLUSION

This application which proposes the alteration and extension of an existing dwelling which requires a householder planning application because the proposed works include a hip to gable extension to the front elevation of the property and a slight increase in the ridge height.

The rest of the proposed works have been confirmed as being in accordance with the permitted Development Rights of the property by the approval of application no: DM/25/2091.

The proposals retain the existing use of the site with the proposed works being subservient to the existing dwelling and will have minimal impact on the existing trees and the surrounding area.