

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2950	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed erection of a single storey ground floor rear extension. Proposed external alterations such as replacement cladding, replacement soffits, new lantern rooflight, replacement windows and new windows.		
Site:	1 Pinehurst, Burgess Hill, West Sussex, RH15 0DG, , , ,		
Validation Date	17 Nov 2025	Overall Expiry Date:	16 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Jan 2026
Target Date:	12 Jan 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	6 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2950

1 Pinehurst, Burgess Hill, West Sussex, RH15 0DG, , ,
Proposed erection of a single storey ground floor rear extension. Proposed external alterations such as replacement cladding, replacement soffits, new lantern rooflight, replacement windows and new windows.
Miss Penny Brearley

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

No objection, subject to the proposed development incorporating all flood mitigation and resilience measures set out within the Flood Risk Assessment (dated 16.11.25), including finished floor levels.

BURGESS HILL TOWN COUNCIL OBSERVATIONS

Committee of 8th December would Recommend Approval.

INTRODUCTION

This application seeks planning permission to erect a single storey rear extension. External alterations such as replacement cladding, replacement windows and new windows, replacement soffits and new a lantern roof light are also proposed.

RELEVANT PLANNING HISTORY

BH/033/89 - Single storey extension. Permission granted 15.03.1989.

SITE AND SURROUNDINGS

No. 1 Pinehurst is a 1970s link-detached two storey house located on the corner of Pinehurst and Oak Hall Park in Burgess Hill.

The dwellinghouse is attached to no. 3 Pinehurst via a side garage and has been previously extended to the rear with a ground floor extension that wraps around the garage. The rear garden is enclosed to the side and rear by a high wall and is terraced due to land levels rising to the south and east.

The property benefits from an attached single garage with 2 no. off road parking spaces to the front.

A green space and large pond owned by Mid Sussex District Council are located opposite the property to the north.

In terms of planning policy, the property lies within the built up area of Burgess Hill. It also lies within an area of very low to low surface water flood risk.

APPLICATION DETAILS

Plans show that the proposed single storey rear extension will have a triangular plan form that measures approximately 3.3 metres wide by 3.3 metres deep, with a flat roof that measures 3 metres high; a set of

bi-fold doors are proposed to the rear providing access to the garden. The extension will link the rear rooms of the original house with the rear extension that has been previously added, with existing internal walls removed to create a large open plan space. Plans show that the kitchen will be relocated to the dining room and part of the attached garage will be converted to form the extended kitchen and utility room.

A lantern roof light is proposed to be installed above the existing flat roof rear extension; this will serve the relocated kitchen and is shown to measure approximately 3.7 metres high. The existing rear extension which is finished with facing brickwork is proposed to be clad with brown vertical composite cladding to match the exterior of the proposed extension.

Plans show that existing first floor brown tile hanging to the front (north) and side (west) elevations will be replaced with brown vertical composite cladding. Existing white framed upvc windows with fanlights are proposed to be replaced with black aluminium framed casement windows. Existing white rainwater goods and soffits are also proposed to be replaced with black counterparts, whilst a new obscure glazed fixed ground floor side window is proposed to the eastern elevation facing onto Oak Hall Park.

Plans also show that existing facing brickwork will be finished with masonry paint or a lime wash to produce lighter coloured brickwork.

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:

DP21 transport

DP26 character and design

DP41 flood risk and drainage

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.

Relevant policies:

S4 parking standards for new developments

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
DPS4 Flood risk and drainage
DPS6 Health and well being
DPB1 Character and design
DPT4 Parking and electric vehicle 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)

ASSESSMENT

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

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.'*

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 single storey rear extension is modest in scale and will blend in with the existing rear extension, being the same height, with matching external cladding proposed. The proposed rear extension and roof lantern are considered to have limited visual impact upon views from the public realm being sited to the rear, with the rear garden enclosed by high brick walls.

The proposed external alterations are considered to modernise the appearance of the dwellinghouse within the street scene, however the proposed brown composite cladding should not appear significantly different from the existing brown tile hanging. The proposed replacement of the existing white upvc framed windows with black aluminium framed windows is considered to appear more noticeable within the street scene where white framed windows predominate, however it is not considered that this element of the proposal would have a harmful impact upon the appearance and character of the area. Darker framed (black/grey) windows can be seen at nearby properties such as 57 Oak Hall Park and no.'s 17 and 30 Pinehurst. Likewise, the replacement of white soffits and rainwater goods with black counterparts should not have a harmful impact upon the character of the area.

A Planning Statement submitted with the application advises that existing facing brickwork will be finished with masonry paint or a lime wash with the aim of matching the lighter colour brickwork of surrounding properties.

Having regard to the above, the proposed extension and external alterations are deemed acceptable in design terms and should not have a harmful effect upon the appearance and character of the area, thereby complying with policy DP26 of the Mid Sussex District Plan.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development 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'.

The proposed rear extension will be sited away from the adjoining property at no. 3 Pinehurst and is not considered to impact adjoining amenities in terms of affecting light levels, outlook or privacy.

The proposed roof lantern to the existing rear extension is likely to be more noticeable from no. 3, however it is not considered that this would cause significant harm to adjoining amenities in terms of affecting privacy or causing disturbance due to increased light pollution.

The proposed ground floor window to the eastern elevation would be sited approximately 21 metres from the side of the dwellinghouse at no. 49 Oak Hall Park and as plans show the window to be obscure glazed and fixed, it is not considered that the window would cause harm in terms of impacting privacy.

The proposed development therefore complies with District Plan policy DP26 in that it would not cause significant harm to neighbouring residential amenities.

Parking Provision

Plans show that the partial conversion of the attached garage is proposed to provide a utility room and extended kitchen.

Policy DP21 of the District Plan relates to Transport and states in part that development proposals should provide 'adequate car parking for the 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.'

Policy S4 of the Neighbourhood Plan states in part that:

'In cases where planning permission is necessary for alterations and extensions to properties support will not be given for the conversion of garage space to habitable rooms/ residential use unless there is adequate space to park cars off street in line with the parking standards.'

The West Sussex County Council Car Parking Demand Calculator recommends that a three-bed dwelling in this location has two off road parking spaces.

Whilst the proposal would result in the loss of the garage to park a car, two off road parking spaces will remain to the front, thereby ensuring that sufficient parking provision will remain at the property.

Flood Risk and Drainage

District Plan policy DP41 relates to flood risk and states in part that:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

Mapping records indicate that the property lies within Flood Zone 1 and an area at risk of surface water flooding.

A Flood Risk Assessment (FRA) has been provided with the application, setting out mitigation measures to be incorporated into the development to ensure flood risk is not increased.

The Council's Flood Risk and Drainage Team have reviewed the proposal and has advised that the development is minor and complies with standing advice issued by the Environment Agency. They have therefore raised no objection to the proposal, subject to the development incorporating all flood mitigation and resilience measures set out within the FRA.

The proposal therefore complies with policy DP41 of the District Plan.

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.

Other matters

The site lies within a designated Great Crested Newt Amber Impact Risk Zone which indicates that Great Crested Newts are likely to be present. In addition, a large pond lies approximately 27 metres to the north of the application site. Having regard to the residential nature 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 take should Great Crested Newts be found during construction works.

PLANNING BALANCE AND CONCLUSION

The proposed extension and external alterations are deemed acceptable in terms of design and scale to the existing dwellinghouse and surrounding properties and should not detract from the appearance and character of the area. Nor should the proposal be significantly harmful to neighbouring amenities or pose a flood risk. Sufficient parking provision will remain. The proposal therefore accords with policies

DP21, DP26 and DP41 of the Mid Sussex District Plan and policy S4 of the Burgess Hill Neighbourhood Plan.

Decision: Permission

Case Officer: Deborah Lynn