

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0311	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed single storey side extension		
Site:	3 Inholmes Close, Burgess Hill, West Sussex, RH15 0JF, , , ,		
Validation Date	11 Feb 2025	Overall Expiry Date:	10 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Apr 2025
Target Date:	8 Apr 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	8 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0311

**3 Inholmes Close, Burgess Hill, West Sussex, RH15 0JF, , ,
Proposed single storey side extension
O'Connor**

SUMMARY OF REPRESENTATIONS

One third-party letter of representation has been received, which supports the application.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage Team

No objection.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council

Recommend approval.

INTRODUCTION

The application seeks planning permission for a single storey side extension at 3 Inholmes Close Burgess Hill RH15 0JF.

Relevant Planning History

DM/22/0780. Part front ground floor and first floor extension. Permission.

DM/24/1568. Proposed two storey side extension and new pitched roof over existing rear flat roof. Refused.

DM/24/2274. Proposed double storey side extension and new pitched roof over existing rear flat roof. Refused.

SITE AND SURROUNDINGS

The site is located within the Burgess Hill built up area boundary and an area of increased risk of surface water flooding. The existing dwelling is a two-storey semi-detached property which is characterised by white render walls, brown clay roof tiles and black uPVC window and door frames. The existing parking arrangement at the site consists of some two off-street parking spaces to the side of the dwelling and one within a side extension consisting of an integral garage.

Inholmes Close is located to the south and west of the site and residential properties are located to the north and east of the site. The residential properties within the locality are varied in their design and scale and are characterised by a variety of external materials.

APPLICATION DETAILS

The application seeks planning permission for a single storey side extension which measures some 3.5 metres in width, 7.0 metres in depth, an eaves height of 2.3 metres and a total height of 3.6 metres. It

would be characterised by external materials similar in appearance to those used in the existing dwelling.

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 Mid Sussex District Plan, the Mid Sussex Site Allocations 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
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 (adopted March 2015)

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the Policies in the draft District Plan. 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.

DPB1: Character and Design
DPS4: Flood Risk and Drainage

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.

ASSESSMENT

Character and Appearance

Policy DP26 of the Mid Sussex District Plan, in part, 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;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *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 DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Principle DG50 of the Mid Sussex Design Guide in part states: *'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'*

Side extensions

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. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

It has been shown that the proposed external materials will be similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposed extension is of a modest single storey scale and would be subordinate in height to the existing dwelling. Whilst it would be within a relatively prominent position within the street scene it would be of a similar character and design to the existing dwelling. The proposed openings within the principal elevation would reflect the scale, position and appearance of the existing openings within the dwelling.

Taking into account the above the proposed extension is considered to address the scale and character of the existing and surrounding buildings and townscape. Due to the above, the proposal is considered to comply with the above part of policy DP26 of the Mid Sussex District Plan, the principles DG49 and DG50 of the Mid Sussex Design Guide SPD, and the relevant provisions of the NPPF.

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);"

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Due to the position of the proposed extension, its relationship with the nearby dwellings and the positions of the proposed openings, it is considered that the proposal would not cause significant harm to the amenities of nearby residents including taking account of the impact on overlooking and loss of privacy, reduction in sunlight and daylight and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 and the Mid Sussex Design Guide SPD.

Flood Risk and Drainage

"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."

The site is located in an area of increased surface water flood risk. The Council's Drainage Engineer had raised no objection to the application subject to the measures being implemented as stated. As such the proposal is considered to be acceptable in respect of its impact on flood risk and drainage and it would comply with the above part of policy DP41 of the Mid Sussex 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.

CONCLUSION

In conclusion, the proposed extension is considered to address the scale and character of the existing and surrounding buildings and townscape. It would not cause significant harm to the amenities of nearby residents and it would have an acceptable impact respect of its impact on flood risk and drainage. The proposal would also be exempt from the requirement to provide biodiversity net gain.

Therefore, the proposal complies with policies DP26 and DP41 of the Mid Sussex District Plan, principles DG49 and DG50 of the Mid Sussex Design Guide SPD and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans