

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0207	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed two storey north side extension and single storey rear extension		
Site:	1 Sawyers Close, Burgess Hill, West Sussex, RH15 0QB, , , ,		
Validation Date	27 Jan 2025	Overall Expiry Date:	17 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Mar 2025
Target Date:	24 Mar 2025	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	21 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0207

**1 Sawyers Close, Burgess Hill, West Sussex, RH15 0QB, , ,
Proposed two storey north side extension and single storey rear extension
Mr And Mrs Cooke**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Naturespace Newt Officer:

No comment

Southern Water:

No objections

PARISH COUNCIL OBSERVATIONS

Burgess Hill Town Council: The Committee noted the application and expressed concern in relation to:
Mid Sussex Design Guide:
DG49 - General principles for extensions
DG50 - Front and side extensions.

INTRODUCTION

This application seeks planning permission for a two storey side extension and a single storey rear extension with an integral garage and associated alterations to the frontage parking space and front doorway position at a semi detached house at No 1 Sawyers Close in Burgess Hill.

RELEVANT PLANNING HISTORY

DM/18/4712. Formation of a two storey attached dwelling by way of two storey side extension, associated alteration to side access and single storey rear extension to existing dwelling. (Description amended 07.12.2018). Refused January 2019.

DM/15/2067. Retrospective application for erection of fence to front of property. Approved July 2015.

BH/174/94. Ground floor kitchen extension and garage. Approved September 1994.

SITE AND SURROUNDINGS

No 1 Sawyers Close is a 3 bed semi detached house, located on an established residential road off Burdocks Drive and Kings Way in the Built up Area of Burgess Hill.

The house benefits from an off road frontage parking area for two cars, with dropped kerb access, and a private side and rear garden space, enclosed on the north, east and western boundaries by a brick wall.

The existing front doorway is located on the northern side elevation of the house. The property has been extended at the rear with a small flat roofed addition, which serves as a utility room off the kitchen.

The site lies within a Red Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

This application seeks planning permission for a proposed two storey side extension over part of the side garden, measuring 4.7m wide by 6.4m deep. The addition contains a single garage, front lobby and features a front lean to roofline at ground floor. The first floor is set back 1.8m from the front wall of the house and extends to the rear wall.

Attached to the side extension is a 9.2m wide rear single storey extension, also with a lean to roof line. This is inset 0.5m from the side wall of the two storey addition and extends to the mutual boundary with No 2, and projects 2.25m from the rear wall of the house.

The proposed additions will enlarge the ground floor to create a new open plan kitchen/family room at the rear of the house, a new utility room, and an added WC on the ground floor.

The submitted plans show the retention of the existing Bed 1 and 2, the conversion of the smallest bedroom into a study on the existing first floor footprint. The extension is shown to provide new third and fourth bedrooms and a shared shower room accessed off the extended landing.

The study is shown to have a new side facing window formed in the north facing wall of the house, forward of the first floor of the side extension. The garage has a side doorway to allow access to a retained side access path located between the side wall of the extension and the northern boundary wall. The side access path has a minimum width of 0.8m, and this would be accessed by a new pedestrian gateway set within the retained return of the boundary wall.

Externally the extensions are shown to be constructed in brickwork, with the roofs finished in concrete interlocking roof tiles. The front elevation of the side extension is shown to be tile hung at first floor to match the appearance of the existing house. The rear single storey extension has a 1.7m wide window to serve the kitchen and a 3.5m wide set of glazed bifold doors to access the garden from the family room. Three rooflights are proposed in the lean to roof to light the rear open plan space.

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, the Burgess Hill Neighbourhood Plan and Site Allocations DPD.

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
DP38 Biodiversity

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan -made

Relevant policies:

Policy 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

DPS6 Health and Wellbeing

DPB1 Character and Design

DPT4 Parking and EV Charging Infrastructure

DPN1 Biodiversity, Geodiversity and Nature Recovery

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.

West Sussex County Council Guidance on Parking at New Developments - September 2020

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
- Impact on residential amenities
- Parking provision
- Ecology

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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 DP29);*
- * 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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement 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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and 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.

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. 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.

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'.

Design Guide Principle DG51 refers to Rear extensions and states:

'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 side extension will be set back from the front wall of the house, and down from the main ridge height. It will form a subordinate addition, due to the reduced first floor area. Due to the position of the house at the entrance into Sawyers Close the side elevation of the house is prominent in public vantage points from Burdocks Drive. The position of the single storey rear addition would be less publicly visible, due to the solid boundary wall around the rear garden.

The proposed extensions will extend across the full width of the property at the rear, and wrap around the side elevation. The extensions will enlarge the house from a three to a four bed property.

The overall design and form of the proposed additions are considered acceptable and will complement the style of the original house. It is considered that the scale of the additions will not harmfully affect the overall character and appearance of the area or public views from the street.

Consequently the appearance of the proposed works are considered to accord with Policy DP26 and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 requires 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.'*

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate attached property is No 2 Sawyers Close. This is sited to the south of No 1 and has been extended with the addition of a full width flat roofed dormer. A close boarded timber fence lies on the mutual boundary between the two houses.

To the east of the rear garden boundary of the site is No 18 Burdocks Drive, which is orientated at a right angle to No 1. There is a first floor window in the side elevation of that house, but this is some 12+

metres from the rear wall of No 1. To the west, across the entrance junction to Sawyers Close, No 16 faces east towards the site.

It is considered that due to the orientation and spacing of the immediate neighbouring houses no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Parking provision

With regards to parking provision for the extended house the relevant District Plan Policy is DP21, which states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

- o A high quality transport network that promotes a competitive and prosperous economy;*
- o A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- o Access to services, employment and housing; and*
- o A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- o Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
- o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
- o The scheme provides adequate car parking for the proposed 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;*
- o Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
- o The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
- o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- o The scheme protects the safety of road users and pedestrians; and*
- o The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.

Policy S4 of the Burgess Hill Neighbourhood Plan states:

'New housing developments that include the provision of garage space must be of the minimum size for cars - 7.0m x 3.0m (internal dimension) for this to be counted as a parking space. All new housing developments must comply with the new parking standards for Burgess Hill contained in Appendix D. If a garage is proposed then the drive way must be of sufficient length to allow a second car to park clear of

the pavement whilst providing space for the garage door to open. . 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. Design and layout of off site parking areas, on street parking areas, garage/parking blocks will be designed to allow ease of access from driveways and accessibility to parking areas without causing obstruction.'

The proposal will increase the number of bedrooms in the house from three to four. The existing frontage parking arrangements will remain similar, with space maintained for two cars to park off the road. The garage will provide a further off road parking space.

For a three bed property located in Franklands Ward in Burgess Hill the West Sussex County Council Guidance on Parking recommend a maximum of 1.7 spaces should be provided. A four bed property requires 2.2 spaces.

The proposed on site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21.

Biodiversity

The site falls within a Red Impact Risk Zone for Great Crested Newts. The relevant District Plan Policy with regards to biodiversity and its protection is DP38. This states:

'Biodiversity will be protected and enhanced by ensuring development:

- o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- o Promotes the restoration, management and expansion of priority habitats in the District; and*
- o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

The Newt Officer has been consulted on this application and considers there would be no likely impact on Great Crested Newts or their habitats. The proposal is therefore considered to accord with the aims of District Plan Policy DP38.

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 extensions and related alterations will impact the front, the north side and the east facing rear elevations of the property. It is considered that the form, scale and position of the additions will not adversely affect the character and appearance of the property within the street scene in this established residential estate.

It is considered that the new additions and related internal and external alterations will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The proposed on site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21 and Neighbourhood Plan Policy S4.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey