

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0473	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single storey front and two storey side extensions.		
Site:	16 Highlands Drive, Burgess Hill, West Sussex, RH15 8JJ, , , ,		
Validation Date	25 Feb 2025	Overall Expiry Date:	21 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Apr 2025
Target Date:	22 Apr 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	17 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0473

**16 Highlands Drive, Burgess Hill, West Sussex, RH15 8JJ, , ,
Proposed single storey front and two storey side extensions.
Mr And Mrs Dubben**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: Recommended approval. The committee regretted the loss of the garage.

INTRODUCTION

The application seeks planning permission for the development of a single storey front extension and a two-storey side extension.

RELEVANT PLANNING HISTORY

There is no recent history of any planning applications relating to the site.

SITE AND SURROUNDINGS

16 Highlands Drive forms one half of a pair of semis and is of a two storey size and scale with a pitched roof. The property steps down to the side and front elevation through a flat roofed single storey element. The dwelling also appears to have been previously extended through the form of a single storey flat roofed rear extension which extends out into the garden amenity space where a pergola style structure has previously been erected. The existing dwelling is set back from the roadside edge by a front driveway and garden. In terms of external materials, the existing dwelling is composed of brick exterior walls with render at first floor level, concrete roof tiles and white and grey uPVC windows.

With regard to the sites locality, there are primarily semi detached dwellings set back from either side of the road. Properties tend to use either tile hanging or rendering at first floor level in order to add further visual interest amongst the streetscene.

The site is within the built-up area for Burgess Hill as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would extend the existing dwelling through the form of a single storey front (west) extension. The extension would measure at approximately 4m in length, 4.7m wide, have an eaves height of 2.4m and a ridge height measuring at 3.4m.

In terms of the proposed two storey side (south) extension, the proposal would measure at around 11.6m in length, 2.6m wide, have an eaves height of 4.6m and a ridge height of 7.4m.

With regards to proposed external materials throughout, the development proposal would utilise brickwork to match the existing, rendering at first floor level, a concrete tiled roof and grey and white windows.

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

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.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan (Made January 2016)

Relevant Policies:

Policy S4 - Parking Standards for New Developments.

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging 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.

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 115-117, 131, 135 & 139.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on Neighbouring Amenities
- Impact on Highways and Parking
- Biodiversity Net Gain

Design and Character

DP26 of the District Plan 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:

- 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 protects open spaces, trees and gardens that contribute to the character of the area;*
- 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'*

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.'

Additionally, Principle DG50 as set out within the Design Guide, relates to 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.

Principle DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to 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.

With regard to the proposed single storey front extension, this would project out by approximately 4m from the main two storey dwelling. The current arrangement at the dwelling extends forward of this two-storey elevation through a flat roofed porch and garage area which is considered to be of limited architectural merit. There is a slightly staggered building line in the sites locality with a degree of variance in set backs from the roadside. Furthermore, it appears that some dwellings within the streetscene have previously been extended to their front elevations through front porches. As such, the principle of a front extension is not considered to be wholly unacceptable.

The proposed front extension would be contained to a single storey size and scale, utilising matching exterior materials such as brick exterior walls and concrete roof tiles. It is considered that this would help the proposed extension assimilate to the existing dwelling and the single storey size would appear visually subservient towards the main dwelling. As such, it is considered that the proposed front extension would result in an acceptable impact with regard to the character and appearance of the locality.

A proposed two storey side extension would also be developed as part of the proposal and this would match the existing main two storey elements ridge and eaves height. It is noted that other dwellings within the sites locality have previously been extended out to their side elevations in a similar fashion. Whilst this element of the proposal would not appear entirely subservient towards the host dwelling, the use of matching render at first floor level and brickwork are considered embed the proposal with the existing. As such, this alteration is not considered to appear overly incongruous within the sites locality.

The proposal is therefore considered to comply with Policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact upon 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 DP29);'

The proposed two storey side extension would be sited within a close proximity towards the neighbouring property immediately to the south of the site at No.18. There is one existing side (northern) elevation high level secondary bedroom window at the neighbouring property which is limited in size. Furthermore, there is an obscure glazed window at ground floor level to the same elevation which serves a W/C. Whilst both windows will likely experience some loss of light as a result of the proposed side extension, neither of these windows are primary windows for habitable rooms. As such, the proposal is not considered to give rise to a significant overbearing impact in this regard.

A number of side (southern) elevation windows would be included along the two storey side extension at ground floor level. It is considered that these windows would be limited in their scope with regard to outlook and a 2m high boundary fence may be erected to obscure views towards the adjacent neighbouring site. In any case, there is only a singular obscure glazed ground floor window at the neighbouring property which would face back towards the proposed windows. Accordingly, the proposal is not considered to result in a significant overlooking impact.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

Impact on Highways and Parking

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on

the road network would be severe. Additionally, Policy DP21 of the District Plan requires development proposals to protect the safety of road users and pedestrians.

Policy S4 of the Burgess Hill Neighbourhood Plan in part states:

'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.'

Appendix D of the Burgess Hill Neighbourhood Plan sets out that 4 bedroom dwellings located outside the defined Town Centre area are required to provide 2 designated spaces and 1 non-designated space per 2 dwellings. West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4-bedroom dwelling in this location 2.5 parking spaces have to be provided.

Whilst the existing garage outbuilding would be demolished and the development would lose out on an off-road parking space in this regard, there is a substantial area of hardstanding to the front of the property which appears to be extended through the development proposal. It is considered that this space would be sufficient to accommodate enough off-road parking spaces to meet the parking standard requirements.

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

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policies DP21 and DP26 of the District Plan, Policy S4 of the Burgess Hill Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas