

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3136	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Proposed single storey low monopitch roofed carport and binstore for Whistledown House		
Site:	Whistledown, Birchwood Grove Road, Burgess Hill, West Sussex, RH15 0DL, ,		
Validation Date	10 Jan 2025	Overall Expiry Date:	3 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Apr 2025
Target Date:	7 Mar 2025	Recommending Officer Signature:	Rachel Richardson

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

MID SUSSEX DISTRICT COUNCIL

DM/24/3136

**Whistledown, Birchwood Grove Road, Burgess Hill, West Sussex, RH15 0DL, ,
Proposed single storey low monopitch roofed carport and binstore for Whistledown House
Mr And Mrs Adam Barker**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

TOWN/PARISH COUNCIL OBSERVATIONS

Burgess Hill Parish Council: Recommend Approval.

INTRODUCTION

Permission is sought for construction of a carport containing a bin store within.

RELEVANT PLANNING HISTORY

DM/24/0552 - Variation of condition 2 of planning permission DM/23/2976 proposing cladding on the side elevations and enlarging the width and depth of the single storey rear addition and installation of rooflight. Permission 30.04.2024

DM/23/297 - Variation of condition 2 of planning decision ref: DM/21/0555 and APP/D3830/W/21/3274883 to allow for revised drawings. Amended elevations with slate roof received on 10.01.2024. Permission 27.02.2024

DM/21/0555 New dwelling. Refused 13.04.2021 Allowed on appeal (AP/21/0042) 07.10.2021

SITE AND SURROUNDINGS

The application dwelling was allowed on appeal following the refusal of DM/21/0555 and is now largely completed.

The site is situated at the north eastern end of Birchwood Grove Road opposite Woodlands Mead College and Birchwood Grove Primary School. For the purposes of the planning policy the site is situated within the built up area of Burgess Hill. The north western corner of the curtilage surrounding Walstead House adjoins the Conservation Area.

The character of the surrounding area comprises a mixture of large detached houses in spacious plots. The area is verdant with grass verges bordering the road together with sporadic tree and shrub planting.

APPLICATION DETAILS

The proposed car port and bin store would be located in the south western corner of the site adjacent to the access off Birchwood Grove Road. Its front (north east) elevation measures 5m wide, its south eastern elevation measures around 6.5m and the north west elevation measures approximately 4m deep. The rear elevation (south west) measures around 2.4m. It would have a mono pitched roof which

measures 3.9m at its highest point on the north west side and 2.5m above ground level on its south eastern side.

The building would be constructed with grey Marley Click cladding walls and EDPM (rubber) roofing material.

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:

DP26 Character and Design

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 relevant policies.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan which was made on 28th January 2016.

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) 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:

DPB1: Character and Design

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

The main issues for consideration are design and impact on the character and appearance of the street scene, and residential amenity.

Character and Appearance

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:

- 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 protects valued townscapes and the separate identity and character of towns and villages;*
- 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 creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development.'*

The proposed car port is a modest single storey building with a mono pitched roof. It would be tucked behind the front boundary hedgerow adjacent to the access. It would also be constructed with materials to match the dwelling. It would not therefore appear out of keeping with the dwelling nor dominant in the street scene.

As such, in terms of design and character it is considered to be acceptable and in accordance with relevant policies.

Residential Amenity

As said above DP26 states 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);'

The proposed car port is a typical ancillary building that accompanies a dwelling. It is of modest scale and sited away from adjoining properties. It would not result in significant harm to the residential amenity of adjoining properties and is therefore in accordance with DP26.

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

Overall, the proposed car port is considered to be acceptable and it is recommended that permission be granted as it is in accordance with relevant policies as stated above.

Decision: Permission

Case Officer: Rachel Richardson