

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0259	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Partial recladding of the existing dwelling, single storey front extension with garage conversion, replacement windows and associated alterations.		
Site:	7 The Saffrons, Burgess Hill, West Sussex, RH15 8TB, , , ,		
Validation Date	5 Feb 2026	Overall Expiry Date:	23 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Mar 2026
Target Date:	2 Apr 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	27 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0259

**7 The Saffrons, Burgess Hill, West Sussex, RH15 8TB, , ,
Partial recladding of the existing dwelling, single storey front extension with garage conversion, replacement windows and associated alterations.
Dean Barnes**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Drainage: No objection subject to condition.

Souther Water: No objection

TOWN COUNCIL OBSERVATIONS

The Committee of 9th March had the same opinion as when previously discussed on 16th February. They would Recommend Approval whilst regretting the loss of two garages.

INTRODUCTION

The application seeks planning permission for partial recladding of the dwelling, single storey front extension with garage conversion, replacement windows and associated alterations.

RELEVANT PLANNING HISTORY

01/00131/FUL - Two storey extension to existing dwelling. Permission

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located on the south east side of cul-de-sac The Saffrons, located within the built-up area boundary of Burgess Hill.

The application property has a pitched roof and is constructed from brick with hanging tile across the front, interlocking roof tiles and white uPVC fenestration. The dwelling is set back from the highway accessed by a shared access with no. 8 The Saffrons. The dwelling has an integrated double garage with off street parking to the front. Along the east boundary of the site runs the highway Wisden Avenue. The locality is characterised by detached dwellings of a similar form and design with varying scale as a result of extensions.

APPLICATION DETAILS

The application seeks planning permission for partial recladding of the dwelling, single storey front extension with garage conversion, replacement windows and associated alterations. The proposed front extension will extend across the full width of the dwelling with a width of approximately 10.70 metres. The staggered frontage will be retained with both sides extending forward approximately 1.20 metres. The extension will have a lean-to roof with an eaves height of 2.60 metres and an overall height of 3.15 metres. The extension will include a double garage conversion to create a new front entrance, hallway and games room. Along the east side of the garage to be converted, a door is to be inserted and an existing door is to be blocked up and changed to a window.

The hanging tile at first floor level on the front elevation is to be replaced with faced brick.

A door and window on the rear elevation are to be replaced with bi fold doors. All other windows are to be replaced.

The existing parking area is to become grass and the existing front garden is to be hardstanding to create 2 off street parking spaces.

The proposed works will use brick and tiles to match the existing dwelling, dark grey fenestration and hardstanding to match the existing driveway.

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 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 (made January 2016)

Relevant policies:

No relevant policies

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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
DPS4 - Flood Risk and Drainage
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.

National Planning Policy Framework (NPPF) (December 2024)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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 properties
- Impact on parking provision
- Flood Risk and Drainage
- Other Matters
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex 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:

- *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 relates to front and side extensions and in part states:

'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.'

The proposed front extension would be of an acceptable scale, form and design to the dwelling and character of the area. The extension is single storey and is of a modest depth and retains the staggered frontage of the dwelling. The dwelling is set back from the highway and would be constructed from materials to match the existing dwelling.

The external alterations to the building including the removal of the hanging tile cladding and the replacement windows would be of an acceptable design and form. The brick would match the appearance of the rest of the dwelling and dark coloured windows can be found within the street scene.

The proposal is therefore considered to be of an acceptable design for the above reasons and 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 properties

DP26 of the Mid Sussex District Plan 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).'*

The proposed extension is single storey and located to the front overlooking the street scene approximately 1.5 metres from the shared boundary with no. 8 The Saffrons to the west. The extension is approximately 3 metres from the east boundary which borders with the highway of Wisden Avenue.

The proposed alterations on the dwelling alter existing openings and will not result in an increase in harm to neighbour amenities.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Impact on parking provision

Policy DP21 in part states:

'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;'

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4 bed dwelling in parking behaviour zone 4, 2.2 spaces should be provided. The dwelling loses the 2 spaces in the garage but would have 2 spaces on the driveway. Additionally, there are no on street parking restrictions in The Saffrons or Wisden Avenue. Whilst the remaining parking does not meet the WSCC Parking Guidance, the proposal will not result in a highway safety issue from displacement car parking and is therefore not a reason for refusal.

Flood Risk and Drainage

Policy DP41 in part states:

'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.'

Our mapping system shows the site to be located within flood zone 1 with the risk of surface water flooding being at a very low to low.

The drainage consultants have raised no objection subject to works incorporating all flood mitigation and resilience measures set out within the Flood Risk and Drainage Strategy Report. This can be ensured by a suitably worded condition.

Therefore, the proposal is considered to be in line with policy DP41 of the Mid Sussex District Plan.

Other Matters

Southern Water have provided comments on the proposal and state surface water should not be disposed of into a public foul sewer and that any new connection would require a new sewer connection application to be submitted and approved by Southern Water.

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 considered to be acceptable in terms of design, scale and form to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP21, DP26 and DP41 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies