

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3080	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Front porch		
Site:	193 Orchard Road, Burgess Hill, West Sussex, RH15 9PS, , , ,		
Validation Date	20 Dec 2024	Overall Expiry Date:	6 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Feb 2025
Target Date:	14 Feb 2025	Recommending Officer Signature:	Tracie Axford

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
---	--	------------------------	---

Signed and Agreed By:	Steven King	Date:	7 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3080

**193 Orchard Road, Burgess Hill, West Sussex, RH15 9PS, , ,
Front porch
Mrs Leaney**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water -have no objections to the proposal

Naturespace considered that the proposal is unlikely to have an impact.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council recommend approval

INTRODUCTION

The application seeks planning permission for a front porch to the existing property. The design is for a pitch roof to the porch with the existing flat roof turned into a mono pitch roof.

RELEVANT PLANNING HISTORY

There is no relevant planning history for the site

SITE AND SURROUNDINGS

The application property is an east-facing two storey semi-detached dwellinghouse located within the built-up area of Burgess Hill. The external walls are half tile hung and characterised by red brick.

The application property has a pitched roof with plain roof tiles and white UPVc fenestration. The property has an existing narrow flat roof above the front door and front window.

The dwelling is set back from the highway with an open lawned area and driveway adjacent leading to a separate garage and off-street parking. It is surrounded by similarly designed and sized semi-detached dwellings, many of which have undergone various alterations. Opposite the site is an open green space and a section of fencing.

APPLICATION DETAILS

The application seeks planning permission for a front porch to the existing property with a pitch roof and for the existing flat roof to be altered to a mono pitch roof. Internally the space will be converted, in order that a cloakroom can be accommodated in the downstairs space. The design is for a pitch roof to the porch with the remainder of the existing flat roof turned into a mono pitch roof. The materials will be matched to the existing property.

The proposed front porch projects 1.5m forward of the principal elevation, measuring 3.1m in width. The porch features a pitched roof, with an overall height of some 3.1m, measuring approximately 2m at the eaves. The front porch would be inset with a new front door and on the side elevation adjacent to the driveway there will be a small uPVC window. It is further proposed to replace the existing flat roof over the front window with a mono-pitch roof measuring approximately 2.7m in height.

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:

DP26 - Character and Design

DP38 - Biodiversity

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)

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 the majority of 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

DPN1 - Biodiversity

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.

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
- Protected species
- 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 extensions and states: *'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 porch would be an extension to the front of the property. The dwelling is located on a street which does not have a strong consistent building form with many neighbouring properties having already been altered, therefore there will be minimal disruption to the building line.

The proposed front porch is considered acceptable in terms of design, form and scale to the existing dwelling with other porches of a similar design and scale built at neighbouring properties such as no. 80 Orchard Road. The porch will be visible from the street scene but will be constructed from materials similar in appearance to the existing dwelling and would not have a harmful impact on the character of the area.

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 application site is within the built-up area boundary where a degree of overlooking is considered acceptable. Due to the nature of the intended use and the scale of the modest works, it is not considered

that any detrimental impact on neighbouring amenity in terms of loss of privacy, loss of light or appear an overbearing feature.

The application therefore complies with the above part of Policy DP26 of the Mid Sussex District Plan, 2018 and the Principles of the Mid Sussex Design Guide, 2020

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.

Biodiversity

The proposed development is within the Red Impact Risk Zone for Great Crested Newts. The District Licensing Officer has been consulted and have not raised an objection due to the small scale of the development but have recommended an informative is applied to any permission granted.

Other matters

Southern Water have no objection to the proposal but have advised that an informative be applied in relation to the uncovering of any sewer during construction works.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality and would not cause significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP38, and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford