

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2450	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed porch to principal elevation.		
Site:	125 Orchard Road, Burgess Hill, West Sussex, RH15 9PJ, , , ,		
Validation Date	29 Sep 2025	Overall Expiry Date:	27 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Nov 2025
Target Date:	24 Nov 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	24 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2450

**125 Orchard Road, Burgess Hill, West Sussex, RH15 9PJ, , ,
Proposed porch to principal elevation.
Mr And Mrs Perkins**

SUMMARY OF REPRESENTATIONS

One letter of support was received stating that the porch should be kept similar to the neighbouring porch.

SUMMARY OF CONSULTEES

None

BURGESS HILL TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council recommend approval

INTRODUCTION

The application seeks planning permission for a front porch to the existing property.

RELEVANT PLANNING HISTORY

DM/25/2451 - Proposed rear dormer extension and addition of two roof windows to facilitate a loft conversion to habitable space. LDC approved

SITE AND SURROUNDINGS

The site is designated as being within the Burgess Hill built up area. The existing dwelling is a semi-detached residential property which is characterised by bare brown brickwork walls, a tile-hung section to the front elevation, brown clay roof tiles and white uPVC window and door frames. There is a driveway to the south western side of the dwelling leading to a single garage. To the front of the dwelling is a front garden.

The surrounding area consists of residential properties that are characterised by similar external materials and are of a similar design to the application site.

APPLICATION DETAILS

The application seeks planning permission for a front porch to the existing property with a pitched roof. The materials will be matched to the existing property.

The proposed front porch projects 1.7m forward of the principal elevation, and will measure 3m in width. The porch features a pitched roof, with an overall height of some 3.3m, measuring approximately 2.3 m at the eaves. The front porch would have a front door and on the front elevation, and facing the driveway there will be a small uPVC window.

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

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

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

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
- 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 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, including the attached property at no. 123 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.

It is therefore considered that the design complies with the above part of Policy DP26 of the Mid Sussex District Plan and the principles 49 and 50 of the Mid Sussex Design Guide.

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 porch would be an extension to the front of the property. The dwelling is located on a street with properties of a similar design with many neighbouring properties having already been altered, including the adjacent property at no. 123 Orchard Road, therefore there will be minimal disruption to the building line.

Due to the nature of the intended use and the scale of the modest works, it is not considered that any significant detrimental impact will be caused to neighbouring amenity in terms of loss of privacy, loss of light or appear an overbearing feature. Therefore, the proposed porch will not cause significant harm to the neighbouring amenities. The application therefore complies with the above part of Policy DP26 of the Mid Sussex District Plan and the principles DG49 and 50 of the Mid Sussex Design Guide.

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 appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26 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