

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2568	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed pitched roof rear extension		
Site:	91 Valebridge Road, Burgess Hill, West Sussex, RH15 0RR, , , ,		
Validation Date	10 Oct 2025	Overall Expiry Date:	5 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Dec 2025
Target Date:	5 Dec 2025	Recommending Officer Signature:	<i>Peter Davies</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	2 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2568

**91 Valebridge Road, Burgess Hill, West Sussex, RH15 0RR, , ,
Proposed pitched roof rear extension
James Houldcroft**

REPRESENTATION RECEIVED

None received.

TOWN COUNCIL OBSERVATIONS

The Committee of 27th October Recommend Approval.

INTRODUCTION

The application seeks planning permission for a proposed single storey rear extension to replace existing conservatory.

RELEVANT PLANNING HISTORY

08/02003/FUL - To build a conservatory to the rear of house. Permission

SITE AND SURROUNDINGS

The application site is a detached bungalow located on the west side of Valebridge Road, within the built-up area boundary of Burgess Hill.

The application property is constructed from brick with interlocking roof tiles and white uPVC fenestration. The dwelling has been extended to have a loft conversion with a dormer on each side. The dwelling is set back from the highway with off street parking. The locality is characterised by detached bungalows, many of which have been extended upwards in varying forms and design.

APPLICATION DETAILS

The application seeks planning permission for the demolition of the existing conservatory and construction of a single storey rear extension. The extension will have an L shape with a depth on the north side 5.70 metres and the south side 3.10 metres. The extension will have an overall width of 6.95 metres. The extension will have a dual pitched roof with the ridges running east to west with an eaves height of 3.20 metres and an overall height of 4.50 metres. The extension will have 3 no. rooflights on the south facing roof slopes. The extension will have a rear facing window and sliding doors which exit to a raised platform with a height of 0.60 metres with steps down into the garden. The materials used will be brick and tiles to match the existing dwelling.

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 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 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:

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)

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
- 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 DG51 relates to rear extensions and states: *'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'*

The proposed extension is large in scale, however it is considered to be of a design and form which would be acceptable to the existing dwelling and the character of the area. The extension is replacing an existing conservatory but with an increased depth. The extension will not be visible from the street scene and will be constructed from materials to match the existing dwelling.

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 properties

Policy 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 would be located within close proximity to the boundary on the north boundary with no. 93 Valebridge Road marked by close board fencing. No. 93 has an existing flat roof rear extension and raised decking area which, due to changing ground levels, sits higher than the application property. As a result of the application property being at a lower level the proposed extension will not result in significant harm to the neighbour amenities of no 93 in terms of loss of light and there will be no windows with views towards no. 93.

To the south of the application properties lies no. 89 Valebridge Road which has a shared access with no. 91 to garages set back behind the dwellings. The extension will be approximately 3.50 metres from no. 89 and will therefore not cause significant harm in terms of loss of light. The extension will have 1 side facing window set within the application site and due to the extension replacing a conservatory with a glazed side, will not increase overlooking towards no. 89's amenity areas.

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

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, size and scale 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 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: Peter Davies