

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0854	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Alterations and extensions to existing bungalow comprising 4 metre deep, single storey extension, hip to gable extensions to front, sides and rear with increase in ridge height by 500 millimetres.		
Site:	Chideok, Valebridge Road, Burgess Hill, West Sussex, RH15 0RT, , ,		
Validation Date	1 Apr 2026	Overall Expiry Date:	
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Jul 2026
Target Date:	27 May 2026	Recommending Officer Signature:	Caroline Grist

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	28 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0854

**Chideok, Valebridge Road, Burgess Hill, West Sussex, RH15 0RT, ,
Alterations and extensions to existing bungalow comprising 4 metre deep, single storey extension, hip to gable extensions to front, sides and rear with increase in ridge height by 500 millimetres.**

Mr James Bowtell

SUMMARY OF REPRESENTATIONS

No representations have been received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

Tree Officer

No objection, subject to condition.

PARISH COUNCIL OBSERVATIONS

Ansty & Staplefield Parish Council have no objections to this application.

INTRODUCTION

Planning permission is sought for alterations and extensions to existing bungalow. This comprises a 4 metre deep, single storey extension, hip to gable extensions to front, sides and rear with increase in ridge height by 500 millimetres.

RELEVANT PLANNING HISTORY

CD/017/91 - Extension to form chalet bungalow and integral garage. Refused.

CD/042/89 - Extension of existing bungalow to form chalet bungalow. Refused.

DM/19/3910 - Demolition of existing dwelling and garage. Replacement 2 storey 5 bedroom house with rear facing juliette balcony. Permission.

DM/25/2091 - Construction of 3 no. hip to gable extensions to the sides and rear of the existing property. Permission.

DM/25/2011 - Remodelling of bungalow into a two-storey dwelling, including first-floor and two-storey rear extensions, fenestration alterations with associated landscaping and demolition of existing rear garage, erection of two storey detached garage to the front with first floor office, along with new access driveway. Refused.

SITE AND SURROUNDINGS

Chideok is a modest, west facing bungalow that is situated on a corner plot. It is finished in rough render, with a tiled roof and upvc windows. The submitted plans show a detached garage to the rear of the dwelling, but this appeared to have been demolished at the time of the Case Officer's site visit.

Approximately the front two thirds of the site lies within the district boundary of Mid Sussex District Council, with the remainder of the site falling within the boundary of Lewes District Council. A new access has been created to the north of the site that leads to land to the east. This land was formally part

of Chideok and now forms a separate plot of land. Permission has been previously granted by Lewes District Council for two houses on this land, with an access from Mill Rose Way. Applications have been submitted again for two houses on the same land, but using the new access from Valebridge Lane.

Valebridge Road, a classified road, is located to the west of the site, whilst Mill Rose Way is to the south. Neighbouring dwellings are located along Valebridge Road to the north, and to the east off Mill Rose Way. The application site is situated outside of the built up area of Burgess Hill and therefore lies within the countryside.

APPLICATION DETAILS

This application seeks planning permission for a range of extensions and alterations to the bungalow. The works within the Mid Sussex area comprise the hip to gable extensions to the front and sides as well as increasing the ridge height. On the ground floor this space is to contain the living room, family room, utility room and a shower room. Two bedrooms and a bathroom are to be created on the first floor.

Overall the ground floor footprint of the property, excluding the rear extension, would remain unchanged. An oversailing first floor window is also proposed on the front elevation that would project some 0.7 metres. The ridge height is to be increased by 500 millimetres. The submitted plans also show that the eaves height is to be increased from some 2.6 metres to 3.2 metres. Associated changes are proposed to the window and doors at the ground floor level and new first floor windows are proposed in the northern and southern elevations.

Within Lewes a single storey rear extension is proposed, which would contain a kitchen and dining area, and a hip to gable extension to the rear, which would contain a bedroom.

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:

DP12 - Protection and Enhancement of Countryside

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

Site Allocation Development Plan Document

The Site Allocation DPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Other Material Considerations

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 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:

DPS2 - Sustainable Design and Construction
DPS6 - Health and Wellbeing
DPN4 - Trees, Woodland and Hedgerows
DPC1 - Protection and Enhancement of the Countryside
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 2023)

ASSESSMENT

Design and impact upon the character of the area

The proposed development is located within the countryside, therefore policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states the

'countryside will be protected in recognition of its intrinsic character and beauty.'

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:

- 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 DP27);*
- 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 Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

Principle DG51 relates specifically 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'.

DG52 relates to roof extensions and states that:

'The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this'.

The application relates to a bungalow situated on Valebridge Road, where houses are situated along the eastern side of the highway. Houses are set back from the road and are situated on comfortable plots. Trees, hedging and planting are present along both sides of Valebridge Road. Overall there is a verdant and more spacious character to this area, consistent with its countryside designation.

A previous application was refused planning permission for the following reason:

'The proposed extensions and alterations to the existing bungalow, through their scale, form and design, would create dominant and unsympathetic additions that would not have a cohesive overall design. These works would be visible from public vantage points and would result in a dominant and jarring feature that would be out of keeping with the open and verdant character of the countryside area. The proposal would therefore fail to comply with Policies DP12 and DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the National Planning Policy Framework'.

It is considered that the scheme now under consideration has sought to work with the existing bungalow. Whilst similar extensions are proposed to the refused application; the scale of the proposal has been reduced and as such the additions appear less dominant. For example the previous application sought to increase the ridge height from 5.0 metres to 6.8 metres, whereas now the increase is to be 500mm. The increase in eaves height has also been reduced. The hip to gable conversions have also been simplified and, overall, the building retains more of its bungalow appearance and has no areas that read as a two storey dwelling. Furthermore the window and door placement appears more rationalised and, as such, it is considered that the overall design appears more cohesive.

The application property is situated on a corner plot and, as such, there are views to the dwelling from Valebridge Road and Mill Rose Way. Mill Rose Way is a recent residential development, with a wide and open access from Valebridge Road. Views to the side of Chidoek can therefore easily be obtained. To the south of this access is Valewood, a bungalow with no apparent first floor accommodation. The two bungalows on either side of the access contribute to the openness of the area. Whilst an increase in ridge height is still proposed, this has been reduced from the previous scheme to a level where it is considered that the openness of the area would not be significantly harmed. The proposed extensions would still remain visible, however it is considered that their more simplified form and more cohesive nature would not have a harmful impact on the character of the area.

In terms of the proposed materials, the application form sets out that the clay roof tiles are to be replaced with slate tiles. The walls are also to be finished in render and painted timber cladding. Whilst it is noted that there is some variation in surrounding materials and the current building is finished in render, given

the visibility of the property and the variety of colours available, it is considered to be reasonable and necessary for a condition to be included that requires this information to be submitted.

It is therefore concluded that the proposed design of the extensions would have an acceptable impact to the character of the streetscene and the countryside area. The development would therefore comply with policies DP12 and DP26 of the Mid Sussex District Plan and the requirements of the Mid Sussex Design Guide SPD.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan seeks to ensure that new 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 DP27)*'.

In terms of the impact on surrounding properties the neighbour closest to the development is Keepers, to the north. This neighbour has a close boarded fence along its southern boundary and one high level window, in the side elevation, above the eaves. Additionally there is the newly created access between the houses, some 6.0 metres wide, and the works would not result in Chideok being deeper than Keepers. It is therefore considered that the proposed development would not result in a significant loss of light or outlook to this neighbour. It is noted that a number of windows are proposed across the northern elevation. Due to the boundary treatments, the ground floor windows would not result in any direct overlooking. One first floor window would relate to a landing and the most rearwards would relate to a bathroom and en-suite and, as such, would be obscure glazed. It is therefore considered that the proposal would not result in a significant loss of privacy to Keepers.

Due to the domestic nature of the development, it is considered that there would not be a significant impact on noise, air or light pollution.

The proposal would therefore not result in harm to the amenities of existing nearby residents and would therefore accord with this part of policy DP26 of the Mid Sussex District Plan.

Impact to trees

Policy DP37 of the Mid Sussex District Plan relates to trees. This policy supports the protection and enhancement of trees and does not support development that will lead to the damage or loss of trees that contribute to the visual amenity value or character of an area. It goes on to set out how trees will be protected and enhanced during development.

An Arboricultural Method Statement, Arboricultural Impact Assessment and Tree Protection Plan have been submitted as part of this application. The information provided has been considered by the Tree Officer, who has commented on this application.

Following the submission of revised information, relating to the parking spaces within the RPA of an oak tree, the Tree Officer has confirmed that they are satisfied with the submitted information. As requested, it is considered necessary and reasonable for a condition to be attached to any consent for the development to be carried out in accordance with the submitted information. This would ensure that the trees, which are readily visible and are considered to contribute to the character of the area, would remain protected during the construction period.

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 would accord with the requirements of policies DP12, DP26 and DP37 of the Mid Sussex District Plan. The development is therefore considered to be acceptable.

Decision: Permission

Case Officer: Caroline Grist