

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1027	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Two storey extension to front and side and single storey extension in place of existing conservatory.		
Site:	9 Woodpecker Crescent, Burgess Hill, West Sussex, RH15 9XY, , , ,		
Validation Date	29 Apr 2026	Overall Expiry Date:	21 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Jul 2026
Target Date:	24 Jun 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	29 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1027

**9 Woodpecker Crescent, Burgess Hill, West Sussex, RH15 9XY, , ,
Two storey extension to front and side and single storey extension in place of existing conservatory.
Mr Charlie Carr**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objections to the proposal.

BURGESS HILL TOWN COUNCIL OBSERVATIONS

The Committee of the 13th July had the same opinion as when previously considered on 1st June and would Recommend Approval.

INTRODUCTION

This application seeks planning permission for a two storey extension to front and side and single storey extension in place of an existing conservatory.

RELEVANT PLANNING HISTORY

00/02266/FUL - Conversion of existing attached garage to 3rd reception/guest room - Permission granted 13.12.2000.

SITE AND SURROUNDINGS

No. 9 Woodpecker Crescent is a detached 1990s house located on a residential estate within the built up area of Burgess Hill. The site adjoins a footpath and childrens play area to the north. The dwellinghouse has been extended to the rear with a conservatory whilst the attached single garage has been previously converted to form a study and store. A timber outbuilding has been erected within the rear garden adjacent to the side boundary with no. 10.

In terms of planning policy, the site lies within the built up area of Burgess Hill. It also lies within a Great Crested Newt red impact risk zone.

APPLICATION DETAILS

Plans show that a two storey extension is proposed to the side of the dwellinghouse, replacing the existing single storey addition.

This will measure approximately 3.8 metres wide by 8.2 metres deep and 7.85 metres high with a hipped roof. Plans show that the extension will project a further 3.08 metres to the rear of the original house, and will measure 3.9 metres wide by 6.55 metres high with a hipped roof; the rear two storey extension will be inset approximately 0.2 metres from the flank wall of the two storey side extension.

A single storey extension is also proposed to replace the existing conservatory and infill the southeastern corner of the dwellinghouse. This will measure 4.7 metres wide by 3 metres high with a flat roof and will be served by a central roof lantern that protrudes 0.5 metres above the roof.

The extensions will be finished with facing brickwork, a tiled roof and white upvc windows to match the existing dwellinghouse. Glazed doors and a Juliet style balcony are proposed at first floor level to the rear wall of the two storey extension; a set of bi-fold glazed doors are proposed to the single storey rear extension.

The proposal will provide an open plan kitchen / dining / living space to the rear of the house, plus study and integral garage. At first floor level, the master bedroom will be enlarged with an additional 4th bedroom created. The existing side entrance serving the house, will be replaced with a front entrance that incorporates the existing white column which is a feature of the houses in Woodpecker Crescent.

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 the 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

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

The Neighbourhood Plan was made on the 28th January 2016.

There are 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 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:

DPS2 sustainable design and construction

DPS6 health and wellbeing

DPB1 character and design

DPT4 parking and electric vehicle 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)

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Impact on neighbouring amenities
- Parking provision.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49, DG50 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'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.'*

DG50 relates to front and side extensions and states in part that *'side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.'*

DG51 relates specifically to rear extensions and states the following:

'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 extensions are considered significant in size and scale, with plans showing that the two storey side extension would project to both the front and rear of the existing single storey side addition. The proposed extension is likely to appear more dominant within the street scene than the existing side addition, although plans indicate that the side extension would be set back 1.5 metres from the front wall of the existing dwellinghouse.

The proposed extensions would also increase the overall height of the dwellinghouse from 7.1 to 7.85 metres to the ridge of the roof, so that the proposal would not appear subservient in scale to the original

dwellinghouse as recommended by the Council's Design Guide. However, an existing and proposed street elevation has been submitted to show how the proposal would appear in relation to the adjoining row of properties to the south. The drawings indicate that the dwellinghouse as extended should not appear visually obtrusive or dominant within the street scene, being of a similar height to neighbouring properties. The proposed design and form of the extensions are also considered reflective of properties within the street scene, such that the proposal should not appear incongruous or out of keeping with the character of the area.

In view of the above, the proposal is considered to comply with policy DP26 of the District Plan.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development proposals should '*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*'.

A footpath and childrens playground adjoins the property to the north whilst a wooded area lies to the rear (east); both are owned by Mid Sussex District Council.

Having regard to the position of the proposed extensions in relation to adjoining properties, it is not considered that the proposal would cause significant harm to neighbouring amenities in terms of impacting light levels, outlook or privacy. The proposal therefore accords with policy DP26 of the District Plan.

Parking provision

The proposed development would create an additional 4th bedroom at the property and would reduce the parking space available to the front of the property. An integral garage is proposed to the side extension, however, at 2.4 metres wide and 5.7 metres deep this would not meet with WSCC parking guidance which recommends that an internal garage space measures at least 3 metres wide by 6 metres deep.

The WSCC car parking demand calculator recommends that a 4 bed dwellinghouse in this location has 3 off road parking spaces. An amended block plan has been submitted to show that 2 cars should be able to park with the domestic curtilage of the property without overhanging the highway. Whilst this would fall short of parking standards, it is not considered that the proposal would be likely to create a highways issue in terms of generating additional on street parking. The proposal therefore accords with policy DP21 of the District Plan.

Other matters

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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

The proposed extensions are considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not detract from the character and appearance of the area. Nor should the proposal cause significant harm to neighbouring amenities in terms of affecting light levels, outlook or privacy. The proposal therefore accords with policies DP21 and DP26 of the Mid Sussex District Plan.

Decision: Permission

Case Officer: Deborah Lynn