

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1717	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed single storey ground floor rear extension and external alterations as approved under planning permission DM/25/2950 plus replacement roof and façade to garage.		
Site:	1 Pinehurst, Burgess Hill, West Sussex, RH15 0DG, , , ,		
Validation Date	16 Jul 2026	Overall Expiry Date:	10 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Sep 2026
Target Date:	10 Sep 2026	Recommending Officer Signature:	Deborah Lynn

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

Signed and Agreed By:	Steven King	Date:	9 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1717

**1 Pinehurst, Burgess Hill, West Sussex, RH15 0DG, , ,
Proposed single storey ground floor rear extension and external alterations as approved under
planning permission DM/25/2950 plus replacement roof and façade to garage.
Miss Penny Brearley**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

Surface Water should not be disposed into a public foul sewer and must comply with the hierarchy of H3 of the Building Regulations. Any new connections to the public sewerage system will require a New Sewer Connection application.

BURGESS HILL TOWN COUNCIL OBSERVATIONS

The Committee of 3rd August would Recommend Approval.

INTRODUCTION

This application seeks planning permission for a single storey rear extension and external alterations as approved under planning permission DM/25/2950 plus a replacement roof and façade to the garage.

RELEVANT PLANNING HISTORY

BH/033/89 - Single storey extension. Permission granted 15.03.1989

DM/25/2950 - Proposed erection of a single storey ground floor rear extension. Proposed external alterations such as replacement cladding, replacement soffits, new lantern rooflight, replacement windows and new windows. Permission granted 06.01.2026.

SITE AND SURROUNDINGS

No. 1 Pinehurst is a 1970s link-detached two storey house located on the corner of Pinehurst and Oak Hall Park in Burgess Hill.

The dwellinghouse is attached to no. 3 Pinehurst via a side garage and has been previously extended to the rear with a ground floor extension that wraps around the garage. The rear garden is enclosed to the side and rear by a high wall and is terraced due to land levels rising to the south and east.

The property benefits from an attached single garage with 2 no. off road parking spaces to the front.

A green space and large pond owned by Mid Sussex District Council are located opposite the property to the north.

In terms of planning policy, the property lies within the built up area of Burgess Hill. It also lies within an area of very low to low surface water flood risk.

APPLICATION DETAILS

This application is essentially the same as that previously approved under application DM/25/2950 with the exception that works now include a proposed replacement roof and façade to the attached garage.

Proposed plans show that the garage roof will be replaced with an upgraded warm flat roof with GRP and will be increased in height by 300 mm to the front façade in order to meet with Building Regulations. The proposed roof lantern to the rear of the garage will be repositioned slightly. The front façade of the garage is also proposed to be clad with charred vertical timber cladding to match that proposed to the dwellinghouse and rear extension. The charred vertical cladding will replace the brown vertical composite cladding previously approved.

Other proposed works include the following, which are noted in further detail in the delegated report for DM/25/2950:

- Proposed single storey rear extension (3.3 m wide x 3.3 m deep x 3 m high)
- Partial garage conversion
- Replace white framed windows with black framed windows
- Replace white rainwater goods and soffits with black equivalents
- New ground floor window to east elevation.

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
DP41 flood risk and drainage

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.

Relevant policies:

S4 parking standards for new developments

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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
DPS4 flood risk and drainage
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) (August 2026)

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
- Flood risk and drainage.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design. However, this policy has very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to Policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.

Design Principle DG51 relates to rear extensions and states that rear extensions that are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, but should consider the character of the existing building and the relationship to adjacent buildings and gardens.

The proposed rear extension and external alterations have previously been considered under application DM/25/2950 and were deemed acceptable in design terms, such that they should not have a harmful effect upon the appearance and character of the area.

The proposed replacement roof to the garage will increase its height by 300mm to the front, so that it appears higher than the attached garage at no. 3 Pinehurst. However, as the garage is well set back from the front wall of the dwellinghouse and the proposed increase is not significant, it is not considered that the garage should appear prominent or incongruous within the street scene. The proposed cladding will reflect the replacement cladding to the dwellinghouse and will create a more contemporary appearance to the garage. The use of the charred vertical timber cladding in place of the previously approved brown composite vertical cladding is considered acceptable and should not detract from the character of the area.

The proposal is therefore considered to accord with policy DP26 of the District Plan, the Design Guide SPD and policy DP3 of the NPPF.

Impact on neighbouring amenities

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. It is considered that this policy has very limited weight as it is materially inconsistent with the NPPF; more weight should therefore be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2: 1.d. ii requires proposals to have *'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space.'*

Policy P3 of the NPPF relates to living conditions and pollution. Part P3: 2.b of this policy requires proposals to *'not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site'.*

In addition, Principle DG45 of the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The proposed works were previously found to have an acceptable impact upon neighbouring amenities when considered under application DM/25/2950 as they would not cause significant harm.

The additional proposed works to the garage are minor in scale and should have limited impact upon the amenities of no. 3 Pinehurst, being separated from the adjoining dwellinghouse by the attached garage.

As such, the proposal is considered to accord with policy DP26 of the District Plan and policies L2 and P3 of the NPPF.

Parking Provision

The proposed development would include the partial conversion of the garage to provide a utility room, with a storage area remaining to the front.

Policy DP21 of the District Plan states in part that development proposals should provide 'adequate car parking for the development' whilst policy S4 of the Neighbourhood Plan states that permission will not be given for the conversion of garage space unless there is adequate space to park cars off street in line with parking standards. Very limited weight can be given to these policies as they are materially inconsistent with the NPPF, in particular, policy TR4 which states that development proposals should provide a suitable number of parking spaces, reflecting the location and nature of the development and any locally set standards in the Development Plan. Greater weight will therefore be given to policy TR4.

Appendix D of the Neighbourhood Plan states that 3 bed houses should have 2 designated spaces. Two off road parking spaces will remain to the front of the garage, thereby according with policy S4.

A suitable number of parking spaces will therefore remain in accordance with aforementioned policies.

Flood Risk and Drainage

District Plan policy DP41 relates to flood risk and states in part that:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.' This policy carries very limited weight as it is materially inconsistent with the NPPF. More weight will be given to NPPF policy F7 which states that *'development proposals should not present a risk from flooding to potential occupiers, users, or visitors and should not increase flood risk elsewhere'*.

The site lies within Flood Zone 1 and an area at risk of surface water flooding.

Whilst a Flood Risk Assessment has not been submitted with this application, this was previously submitted and considered under application DM//25/2950. The Council's Flood Risk and Drainage Team were consulted and raised no objection to the proposal, subject to the development incorporating all flood mitigation and resilience measures set out within the FRA.

The proposal is therefore deemed acceptable from a drainage perspective.

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 extension and external alterations are deemed acceptable in terms of design and scale to the existing dwellinghouse and surrounding properties and should not detract from the appearance and character of the area. Nor should the proposal be significantly harmful to neighbouring amenities or pose a flood risk. Sufficient parking provision will remain. The proposal therefore accords with policies DP21, DP26 and DP41 of the Mid Sussex District Plan, policy S4 of the Burgess Hill Neighbourhood Plan, the Mid Sussex Design Guide SPD and relevant policies of the NPPF.

Decision: Permission

Case Officer: Deborah Lynn