

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2909	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Demolition of detached garage and provision of two storey side/rear extension and associated alterations.		
Site:	12 Churchill Way, Burgess Hill, West Sussex, RH15 0ES, , , ,		
Validation Date	5 Dec 2024	Overall Expiry Date:	27 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Jan 2025
Target Date:	30 Jan 2025	Recommending Officer Signature:	Rachel Richardson

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	3 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2909

**12 Churchill Way, Burgess Hill, West Sussex, RH15 0ES, , ,
Demolition of detached garage and provision of two storey side/rear extension and associated alterations.
Mr R Connaughton**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

TOWN/PARISH COUNCIL OBSERVATIONS

Recommends approval although the loss of the garage is regrettable.

INTRODUCTION

Permission is sought for construction of a two storey side/rear extension and associated alterations following demolition of a detached garage.

RELEVANT PLANNING HISTORY

None.

SITE AND SURROUNDINGS

The site comprises a detached two storey house and detached flat roofed single garage. The house appears to be of 1970's/1980's construction and is brick built (tile hanging at first floor) with a tiled roof. It has a gable (white Upvc clad) two storey projection on the front elevation and a single storey flat roofed entrance.

It is set back from the road behind a hard surfaced and grassed front garden which is enclosed by a dwarf brick boundary wall. The rear garden is laid to lawn and enclosed by 1.8m high fence panels. There is sporadic tree planting around the fence.

Churchill Way is characterised by mainly detached two storey houses, albeit, there is a bungalow on the opposite side of the road. Churchill Way is a cul de sac and has a spacious character with a wide road and grassed pavements. It is located within the built up area boundary as defined in the Mid Sussex District Plan.

APPLICATION DETAILS

The application proposes the construction of a two storey side extension (projecting at the front and rear) following demolition of the garage and single storey rear extension. It is also proposed to add a lean to roof over the front entrance.

The proposed two storey side extension will measure approximately 3.9m wide and will extend forwards from the principal south/front elevation it adjoins by 1.8m. It will be on the same building line as the existing two storey gable projection. The proposed two storey side extension will extend behind the existing rear elevation by around 3.3m. The proposed single storey rear extension will extend about 2.2m behind the existing rear elevation. It will be flush with the eastern side elevation.

Materials are to match existing and comprise brick/wood cladding to walls, plain tiles on roof, Upvc windows and aluminium powder coated bi fold doors.

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, the Site Allocations Development Plan Document 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 Development Plan Document

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.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan was made on 28 January 2016.

Relevant policies:

None.

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 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:

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 for consideration are:

- Impact on design and character of the dwelling and locality, and
- Impact on residential amenity.

Design and Character

Policy DP26 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 DP29);*
- *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.'*

MSDG DG49 states:

'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.

Extensions should typically use simple, uncomplicated building forms to complement 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.'

DG50 refers to front and side extensions and front extensions are more likely to be acceptable where the dwelling is set back. Side extensions should respond to the character of the street form.

It is considered that the proposed design would be in keeping with the character and appearance of the existing dwelling. It has been designed to mirror the eastern end of the dwelling with a matching two

storey gable projection. The proposed single storey rear extension is of subservient character and proportions. Materials will also be matching.

The proposed design (front elevation) would appear similar to No. 14 Churchill Way adjoining the site to the west. A number of the dwellings in the locality have benefited from extensions and the proposed extension would not be the exception. It is therefore considered to be in keeping with the character and appearance of the street scene and wider locality in accordance with DP26.

Residential Amenity

Policy DP26, as quoted above, seeks to resist development that would cause significant harm to the amenities of nearby residents in terms of impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.

In terms of privacy, there is only a high level en-suite window proposed at first floor on the side elevation (and a high level utility room window below at ground floor). This would not result in significant harm by reason of overlooking.

In terms of outlook, and for the property to the west, which the proposed side extension would be closest to, the proposed site location plan illustrates that the rear building line of the proposed extension will not project beyond that of No. 14. No. 14 has a blank, solid wall of a similar depth to the proposed extension. The proposed extension would not therefore appear oppressive and overbearing when viewed from No.14.

The single storey rear extension would only extend around 2.3m from the existing rear elevation and would not appear prominent or overbearing.

In terms of daylight/sunlight, given what is said above for the issue of outlook, the proposed extension would not amount to any overshadowing and loss of daylight/sunlight that would cause significant harm. No.10, adjoining the site to the east, is considerably deeper than the application dwelling, and the proposed extension would not amount to any loss of daylight and or sunlight to No.10.

There would be no noise, light or air pollution as a result of the proposed extension that would amount to significant harm for the occupants of nearby properties.

As such, the proposed extension would not significantly harm residential amenity and is in accordance with policy DP26.

Transport

Policy DP21 in part seeks to ensure that the scheme has adequate car parking.

The BH Town Council recommends that permission be granted but have stated that the loss of the garage is regrettable. The application site has a driveway and hardsurfacing on its front garden so there is adequate off street parking available following the loss of the garage. The application form also states that the existing car parking arrangements will not be affected. This would be a 4 bedroom property generating the need for 2.2 off street spaces (parking behaviour zone 4 of the parking standards - WSCC Guidance on Parking at New Developments (June 2020)). There is enough parking off street for at least 2 spaces if not 3 and there is also unrestricted on street parking available.

This is all in accordance with policies DP21 and DP26.

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

Overall, the proposed extension is considered to be acceptable and is compliant with relevant policies DP21 and DP26 of the MSDP, the principles of the MSDG and national policy contained within the NPPF. It is recommended that permission be granted.

Decision: Permission

Case Officer: Rachel Richardson