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**RE: Householder Pre-application Advice - HAH6929-0291-5941-7709 DM/25/2159**

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**Peter Davies** <Peter.Davies@midsussex.gov.uk>  
To: Sara Hadfield <saralhadfield@gmail.com>

Wed, Sep 24, 2025 at 5:03 PM

Hi Sarah,

Yes there is no set distance as long as it is detached and not touching the house at all.

Kind regards

Peter

Peter Davies BSc (Hons)  
Trainee Planning Officer  
Development Management  
Mid Sussex District Council  
01444 477193  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** Sara Hadfield <saralhadfield@gmail.com>  
**Sent:** 24 September 2025 17:01  
**To:** Peter Davies <Peter.Davies@midsussex.gov.uk>  
**Subject:** Re: Householder Pre-application Advice - HAH6929-0291-5941-7709 DM/25/2159

Many thanks for your response Peter.

You did mention that for permitted development we may be required to be a certain distance from the house? Is there such requirement or as long as it isn't connected to the house and is free standing that this will be accepted under permitted development?

Thanks

Sara

On Wed, 24 Sept 2025, 16:46 Peter Davies, <[Peter.Davies@midsussex.gov.uk](mailto:Peter.Davies@midsussex.gov.uk)> wrote:

Dear Sara,

**RE: Timber/ wooden structured pergola attached to the house**

**At: 6 Oakwood Close Burgess Hill RH15 0HY**

**Ref: DM/25/2159**

Thank you for your enquiry.

In my informal opinion, building a pergola attached to the rear of the existing rear extension would require planning permission as the pergola would extend beyond the rear wall of the original dwelling by more than 4 metres.

The application would be assessed against the local development plan which consists of the Mid Sussex District Plan (MSDP) and the Burgess Hill Neighbourhood Plan (BHNP). The Mid Sussex Design Guide SPD (MSDG) and the National Planning Policy Framework (NPPF) are considered to be material considerations. I have listed the relevant policies below:

MSDP:

DP26 - Character and Design

BHNP:

No relevant policies

#### **Character and design**

Policy DP26 of the MSDP states that proposals need to demonstrate that the development addresses the character and scale of the surrounding buildings and landscape.

The Pergola would be constructed from appropriate materials and be of a simplistic design and an acceptable scale.

## Impact on neighbouring amenities

Policy DP26 of the MSDP requires development 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

Due to the nature of the development being an open structure with a height of 2.50 metres located in the rear garden of the property, I can see no reason as to the pergola causing significant harm to neighbouring amenity areas.

## Conclusion

Subject to the details of the proposal it is my informal opinion that the proposal could be acceptable and planning permission could be granted.

Please find below links to the relevant development plan documents and other material planning considerations:

Mid Sussex District Plan - <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>

Mid Sussex Design Guide SPD - <https://www.midsussex.gov.uk/media/5611/mid-sussex-design-guide-spd.pdf>

More information about submitting a householder planning application can be found on our website using the link below under Application form 1:

[Apply for Planning Permission - Mid Sussex District Council](#)

Alternatively as discussed on the phone, the pergola could be built as permitted development if it was not attached to the dwelling and was separated slightly so that it could be considered an outbuilding rather than an extension. If detached from the dwelling and if it meets all of the following criteria the pergola could be built as permitted development:

- the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) must exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- the building must not have more than a single storey
- the height of the pergola must not exceed—
  - (i) 4 metres in the case of a building with a dual-pitched roof,
  - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
  - (iii) 3 metres in any other case

- the height of the eaves of the building would exceed 2.5 metres
- it would include the construction or provision of a verandah, balcony or raised platform

The above represents my informal view only based on the information contained in your enquiry and does not prejudice the Council in any future application.

I hope the above is of use to you.

Kind regards

Peter

Peter Davies BSc (Hons)  
Trainee Planning Officer  
Development Management  
Mid Sussex District Council  
01444 477193  
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**From:** Mid Sussex District Council <[online@midsussex.gov.uk](mailto:online@midsussex.gov.uk)>  
**Sent:** 26 August 2025 12:43  
**To:** planninginfo <[planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)>  
**Subject:** Householder Pre-application Advice - HAH6929-0291-5941-7709 DM/25/2159

## Your Data

<b>Form reference</b>	6929-0291-5941-7709
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<b>Payment reference</b>	894b-0508-cde7-d06f
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## Applicant Details

<b>Applicant Details</b>	
<b>Title</b>	Miss
<b>Your Name</b>	
<b>First name</b>	Sara
<b>Last name</b>	Hadfield
<b>Phone number</b>	07879339293
<b>Email address</b>	<a href="mailto:saralhadfield@gmail.com">saralhadfield@gmail.com</a>
<b>Confirm email address</b>	<a href="mailto:saralhadfield@gmail.com">saralhadfield@gmail.com</a>
<b>Applicant address</b>	
<b>Street address</b>	6 OAKWOOD CLOSE
<b>Town/Village</b>	BURGESS HILL
<b>County</b>	WEST SUSSEX
<b>Postcode</b>	RH15 0HY

<b>Agent Details</b>	
<b>Applicable</b>	no
<b>Agent name</b>	

## Location

**Location****Is location the same as your address?** yes**Full address of site****Street address**

6 OAKWOOD CLOSE

**Town/Village**

BURGESS HILL

**County**

WEST SUSSEX

**Postcode**

RH15 0HY

**Site Accessibility****Site Accessibility****Is the entire site accessible?** no**Ownership****Ownership****The applicant is the:** owner**Meeting Request****Meeting Request****How would you like to receive the advice?** letter**Price**

45

**Description of the Proposed Development****Description of the Proposed Development**

Dear Sir/ Madame,

I am seeking advice as to whether the below structure would require any planning permission. Details below:

- Timber/ wooden structured pergola attached to the house
- Total size would be running 6.4m along the width of the house, coming out from the house by no more than 3m and no more than 2.5m tall
- No walls or enclosures
- A plastic or glass roof would be placed on top (not exceeding the height measurement)
- The structure would not be on a raised platform. It would be on a patio level which would either be in line or slightly below the height of the house
- It would be constructed 1.7m from the left neighbours boundary fences, boundary fence to the rear would be 3.5m distance from the edge of the structure and it would be 1.4m away from the start of a shed

**Description**

If you can please advise whether we're OK to continue without planning based on the above information.

I've also attached some pictures for reference.

Many thanks,

Sara

## Declaration

**Declaration**

**I/we the undersigned, confirm and that I/we are seeking pre-application advice on the proposed development described in the attached documentation.**

Yes

## Submit

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