

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1112	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Demolition of existing attached garage and conservatory, to be replaced with two-storey side extension.		
Site:	8 Valebridge Close, Burgess Hill, West Sussex, RH15 0RS, , , ,		
Validation Date	5 May 2026	Overall Expiry Date:	29 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Jun 2026
Target Date:	30 Jun 2026	Recommending Officer Signature:	Tracie Axford

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	1 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1112

**8 Valebridge Close, Burgess Hill, West Sussex, RH15 0RS, , ,
Demolition of existing attached garage and conservatory, to be replaced with two-storey side extension.**

Mr And Mrs White

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

Southern Water - no objection

BURGESS HILL PARISH COUNCIL OBSERVATIONS

The Committee of 1st June would Recommend Refusal.

The Committee regret the loss of a garage and note there is ample parking space on the plot. However, the Committee would recommend a site visit from the Case Officer due to the changes to the wall and aesthetic of the boundary.

INTRODUCTION

This application seeks planning permission for the proposed removal of the existing link attached garage and conservatory and the erection of a two storey side extension.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application relates to 8 Valebridge Close, a two-storey link-detached dwelling with a pitched roof and front facing gable. The property is situated on the southern side of the road and is set back from the pavement by a driveway providing parking for 3 vehicles. On the eastern boundary of the dwelling, are the rear garden boundaries of properties on Valebridge Road. On the western boundary is no. 7 Valebridge Close which is separated from no 8 by the linked attached garages in between.

Externally, the dwelling is finished in facing brickwork with hung tiles at first-floor level. It features white uPVC windows and a matching front door, together with a blue garage door serving the flat-roofed garage. A conservatory is attached to the side elevation behind the garage.

To the side of the dwelling is an existing single-storey, flat-roofed garage. The garage projects forward of the principal elevation, with the flat roof extending between the garage and the front door to create an open porch area. The rear garden is located to the rear of the property.

Valebridge Close is a small cul-de-sac off Valebridge Drive, characterised by a mix of detached and semi-detached dwellings of broadly similar design, some of which have been altered or extended over time.

The site is within the built-up area for Burgess Hill as defined in the District Plan (DP).

APPLICATION DETAILS

The application seeks planning permission for the demolition of the existing conservatory and garage and the erection of a two-storey side extension. The extension would project from the western side of the dwelling, extending the existing roof ridgeline. A new front-facing gable would be formed above the garage and will sit lower than the existing roof ridge.

The proposal would result in a widened front elevation, and an additional first-floor window. The proposal would replace the conservatory with a two-storey projection, including a set of doors serving a Juliet balcony and additional ground-floor patio doors. There would be a new side window at first floor level which will be obscure glazed.

External materials are proposed to match the existing dwelling.

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 Burgess Hill Neighbourhood plan was made in 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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging 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.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on neighbouring properties
- Impact on Parking
- Biodiversity Net Gain

Impact on design and character

Policy DP26 of the District Plan relates to character and design and states in part that:

'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;*
- 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);*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;'*

Principle DG49 of the Mid Sussex Design Guide states (in part) 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. Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

Principle DG50 of the Mid Sussex Design Guide 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. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'*

The proposal consists of a two-storey side extension replacing the existing garage and conservatory. Although the roof is extended at the same height, the front facing gable is set at a lower height than the existing front ensuring that the proposal appears subordinate to the existing dwelling.

It is proposed that materials will match the existing dwelling, ensuring that no harm would arise to the character or appearance of the streetscene.

There is a gap between no. 8 Valebridge Close and the neighbour at no. 7, as the properties are separated by 2 single garages. As a result of the proposal, the gap will reduce between the two properties at first floor level. Having viewed the relationship of the dwellings and the surrounding street scene on site, it is considered that a reasonable sized gap between the two properties would remain and no views will be disrupted as a result. It is therefore considered that the proposal would preserve the character and appearance of the streetscene.

The proposal is therefore considered to accord with policy DP26 of the Mid Sussex District Plan and complies with the design principles DG49 and DG50 of the Mid Sussex Design Guide.

Impact on Neighbouring Properties

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'*.

On the side elevation at first floor level, a window will be added serving the ensuite bathroom, however it will be obscure glazed with the opening above 1.7m from the floor level. It can therefore be considered that there will be no significant impact to the neighbouring property as a result.

The side extension will be two-storey. On the side elevation of no. 7 Valebridge Close, there is one existing window facing the proposed extension. Whilst the extension would reduce the separation between the properties, a clear gap would remain between the application property and No. 7. Given the scale of the proposal and the retained separation distance, the development is not considered to result in unacceptable loss of outlook, daylight or sunlight.

On the rear of the side elevation, a set of sliding doors and a juliet balcony will be added at first floor level. The proposed Juliet balcony would not provide a platform for external standing and, given the separation distance to the neighbouring property, and that the rear elevation of the application property is set further back from the neighbour, would not result in harmful overlooking.

Given the domestic scale and nature of the proposed works, it is not anticipated that the development would give rise to any unacceptable impacts in terms of noise, air quality, or light pollution. Accordingly, the proposal is considered to accord with Policy DP26 of the Mid Sussex District Plan.

Impact on Parking

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'*.

Parking in the vicinity is mainly off street, on driveways, however parking is available on-street and is not restricted.

The West Sussex County Council Parking Standards Guidance (2020) states that: - If garages are provided they should be at least 6m x 3m internally. *'If garages meet this requirement, they will be regarded as an allocated parking space of 0.5 and calculations of parking demand will take this into account.'*

The garage which is the subject of this application is smaller than this with an internal width of approximately 2.6 metres and a length of 5.6 metres and therefore does not meet the standards guidance. It could therefore be considered that the conversion of this garage will not result in a loss of parking space.

As a result of the proposed development, the property, which currently has three bedrooms, will have four bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 2.7 parking spaces should be provided. The driveway has space for 3 vehicles and on-street parking is available, therefore any displaced parking will not result in a highway safety problem.

The proposal is therefore considered to accord with policy DP21 of the Mid Sussex District Plan.

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 development is considered acceptable in terms of design and it is also considered that the proposal would not result in unacceptable impacts on neighbouring amenity or highway safety. The proposal therefore accords with policies DP21 and DP26 of the Mid Sussex District Plan, the relevant principles of the Mid Sussex Design Guide and the relevant provisions of the NPPF. Accordingly, the application is recommended for approval.

Decision: Permission

Case Officer: Tracie Axford