

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1119	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed single storey rear/side extension. A single storey side return with pitch roof and velux windows adding bi-fold doors along the end of the house.		
Site:	211 Junction Road, Burgess Hill, West Sussex, RH15 0NX, , , ,		
Validation Date	6 May 2026	Overall Expiry Date:	1 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Jul 2026
Target Date:	1 Jul 2026	Recommending Officer Signature:	Tracie Axford

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	Steven King	Date:	1 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1119

211 Junction Road, Burgess Hill, West Sussex, RH15 0NX, , ,
Proposed single storey rear/side extension. A single storey side return with pitch roof and velux windows adding bi-fold doors along the end of the house.
Jessica Thompson

SUMMARY OF REPRESENTATIONS

One letter was received objecting to the application stating the following concerns:

1. Lack of Party Wall Agreement and Risk of Structural Damage
2. Boundary Encroachment

One letter was received in support of the application

SUMMARY OF CONSULTEES

Southern Water - no objection

TOWN/PARISH COUNCIL OBSERVATIONS

Burgess Hill Town Council recommend approval

INTRODUCTION

The application seeks planning permission for a proposed single storey rear/side extension comprising a single storey side return with pitch roof, velux windows and the addition of bi-fold doors along the end of the house.

RELEVANT PLANNING HISTORY

There is no relevant planning history for this site.

SITE AND SURROUNDINGS

The application property is a two storey period semi-detached dwellinghouse located within the built-up area of Burgess Hill.

The dwelling house is characterised by external walls of brick, with a pitched roof of plain roof tiles and white fenestration. To the front of the property is a driveway with space for 2 cars and there is side access to the rear garden.

The locality is characterised by a wide variety of detached and semi-detached, single-storey and two-storey dwellings of varying scale and form.

APPLICATION DETAILS

The application property is a period property with an outrigger to the rear. The proposed extension will not extend further than the existing rear elevation of the outrigger, but it will extend from the side elevation of the outrigger to meet the side elevation of the main dwelling.

It will measure approximately 4.9 m in length and 2.1 metres in width. No windows will be added to the side elevation, however bi-folding doors will be added to the rear elevation and will lead out to the rear garden. It will have a pitched roof with 3 velux windows. The bifold doors will be anthracite aluminium with all other external materials proposed to match the existing.

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:

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.

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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

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

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
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan 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 DP27);
- 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.'

Principle DG49 of the Mid Sussex Design Guide states: 'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Principle DG50 of the Mid Sussex Design Guide states: '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.'

Principle DG51 relates to rear extensions and states, '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 development comprises a single-storey rear/side extension that will infill the recessed area next to the outrigger. The extension would not project beyond the existing rear or side elevation of the outrigger and would therefore remain contained within the established built form of the property.

The extension would measure approximately 4.9 metres in length and 2.1 metres in width and would be modest in scale. Given its single storey nature and its position within the recessed area, the proposal would appear as a subordinate addition that respects the form and proportions of the host dwelling.

The proposed design incorporates a pitched roof containing three rooflights and bi-fold doors to the rear elevation providing access to the rear garden. No new openings are proposed within the side elevation. The use of materials to match the existing dwelling, together with anthracite aluminium bi-fold doors, would ensure the extension integrates satisfactorily with the existing building and would not appear incongruous or visually dominant. Overall, by virtue of its scale, siting, design and materials, the proposed extension would preserve the character and appearance of the host dwelling

The extension would not be visible from the public domain and would therefore not result in significant harm to the character or streetscene of the surrounding area.

The proposals are therefore considered acceptable in terms of design, form and scale and comply with policy DP26 of the Mid Sussex District Plan.

Impact on neighbouring properties

In terms of impact upon neighbouring amenities Policy DP26 in part seeks to ensure that development:

'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);'

Owing to its modest scale, single-storey form and contained siting, the proposal is not considered likely to result in any significant loss of light, outlook or overbearing impact to neighbouring occupiers. No windows are proposed within the side elevation of the extension and therefore no opportunities for overlooking or loss of privacy would be created.

Whilst three rooflights are proposed within the pitched roof, these would primarily serve the internal accommodation and, by virtue of their roof-mounted position, are not considered likely to give rise to harmful overlooking of neighbouring properties.

The proposed bi-fold doors would face directly onto the applicant's rear garden and would not result in any additional overlooking.

A representation was received from the neighbouring occupier at No. 209. The concerns raised relate to party wall matters and boundary disputes, which are private civil issues rather than material planning considerations. Accordingly, these matters have not been taken into account in the assessment and determination of the application.

It is therefore considered that the proposal is not considered to result in any unacceptable harm to the amenities of neighbouring occupiers in terms of light, loss of outlook, overbearing impact or privacy. Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with policy DP26 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 proposals are deemed acceptable in terms of design, and would not cause significant harm to neighbouring amenities. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, the relevant principles of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford