

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0894	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Erection of rear dormer		
Site:	7 Bulbeck Close, Burgess Hill, West Sussex, RH15 9RG, , , ,		
Validation Date	31 Mar 2025	Overall Expiry Date:	29 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 May 2025
Target Date:	26 May 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	20 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0894

**7 Bulbeck Close, Burgess Hill, West Sussex, RH15 9RG, , ,
Erection of rear dormer
Mr And Mrs A Moseley**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

Recommend approval.

INTRODUCTION

Planning permission is sought for a rear dormer extension.

RELEVANT PLANNING HISTORY

BH/115/91- Residential development for approximately 625 dwellings with public play areas, retail food superstore and associated parking and petrol service station. the reservation of a site for a proposed primary school, public open spaces, provision of balancing ponds and landscaping. the construction of part of the western distributor road and associated roads including works to the a273 (London Road) and Chanctonbury Road. retention and/or conversion of the existing listed buildings with or without new buildings for use in class order a3, b1, c3 and/or d1 (e) located as within the area b1/special on master plan. all in accordance with the master plan mp/01c. Permission.

01/00160/FUL- Extension of garage and addition of fourth bedroom over garage. Permission.

10/00950/FUL- Part conversion of garage to utility room including addition of one external window and erection of conservatory to the rear. Permission.

SITE AND SURROUNDINGS

7 Bulbeck Close is a two-storey detached dwelling of red and black brick construction with white uPVC windows and a pantile roof. The property has decorative tiles and timber detailing to the first-floor front elevation. The property benefits from off street parking to the front of the property and it has been extended several times.

The application sites lies within the built-up area of Burgess Hill. Neighbouring properties are located to the north and south. The highway is located to the west. An area of open countryside is located to the east.

APPLICATION DETAILS

The application seeks to erect a rear dormer. This would measure some 2.1 metres in width and some 4.2 metres in depth. This would have a gabled roof with a height to the ridge of some 3.4 metres. This would be finished in materials to match the existing. It is also proposed to install a Juliette balcony on the rear (eastern) 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 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.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan made in 2016.

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 the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the 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:

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
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development.'*

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and states 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. 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. Extensions should not result in a significant loss to the private amenity area of the dwelling.'

Principle DG51 relates to rear extensions and states that:

'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.'

Principle DG52 relates to loft conversions and roof extensions and states that:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.'

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

The application relates to a residential area of Burgess Hill where the locality is characterised by properties which are a similar age and design. The proposed dormer extension is considered to be modest in size and scale and will sit subordinately against the existing dwellinghouse. The design of the extension is deemed appropriate as it allows the original building to remain the dominant element and responds appropriately to the existing dwelling. As the proposal includes materials to match the existing, it is considered that the addition would provide a consistent finish.

The proposed extension would employ materials which would coordinate well with the surrounding properties and is considered to address the side boundary and adjacent building to the north appropriately. The proposal would not close an important gap or view and is therefore considered to not be harmful to the character of the area.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, principles DG49 and DG51 of the Mid Sussex Design Guide SPD.

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);'

Regarding the neighbour at 6 Bulbeck Close, as this property is angled away from the application site it is not considered that the proposal would give rise to any significant overlooking concerns. As this neighbour is set further back on their plot it is not considered that the proposal would significantly affect the outlook of this neighbour. As the proposal is offset from the shared boundary by some 2.7 metres it is not considered that the addition would cause any significant loss of light or overshadowing to this neighbour.

Regarding the neighbour at 8 Bulbeck Close, given that the proposal would be offset from the shared boundary by some 8.6 metres it is not considered that the proposal would be harmful to the amenities of this neighbour.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the 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 proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal complies with Mid Sussex District Plan policy DP26 and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin