

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2851	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, new flat roof and roof lantern to existing side (kitchen) extension, and new front porch extension.		
Site:	22 Erin Way, Burgess Hill, West Sussex, RH15 9PN, , , ,		
Validation Date	22 Nov 2024	Overall Expiry Date:	19 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Dec 2024
Target Date:	17 Jan 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Stephen Ashdown	Date:	23 Dec 2024
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2851

**22 Erin Way, Burgess Hill, West Sussex, RH15 9PN, , ,
Proposed single storey rear extension, new flat roof and roof lantern to existing side (kitchen)
extension, and new front porch extension.
Mr And Mrs Cooper**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council

Recommend approval.

INTRODUCTION

The application seeks planning permission for a single storey rear and side extension and single storey front extension at 22 Erin Way Burgess Hill RH15 9PN.

Relevant Planning History

DM/24/1479. Proposed single storey rear extension, first floor side extension and front porch extension. Removal of existing chimney and new high level side window. Permission.

SITE AND SURROUNDINGS

The site is located within the Burgess Hill built up area boundary. The existing dwelling is a two-storey detached residential property which is characterised by a mixture of bare brown brickwork, brown clay hanging tile and painted brickwork walls, brown pantile roof tiles, grey felt roofing and white uPVC window and door frames. The existing rear boundary treatment consists of some 1.8 metres high closed board fencing and tree lines. The surrounding area consists of two-storey residential properties that are characterised by similar external materials as the application site. Erin Way is located to the south of the site, residential properties are located to the east and west of the site and Westhill Close is located to the north of the site.

APPLICATION DETAILS

The proposed single storey rear and side extension measures some 1.6 metres in depth, 8.2 metres in width, an eaves height of 2.4 metres and a total height of 3.6 metres. The roof of the proposed single storey rear and side extension would extend beyond the side elevation of the existing dwelling above the existing single storey garage. That element of the extension would be some 0.3 metres in depth and 2.8 metres in width. The proposed single storey front extension would measure some 2.0 metres in width, 1.5 metres in depth, an eaves height of 2.5 metres and a total height of 3.2 metres. The proposed works will be characterised by external materials similar in appearance to those used in 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, the Mid Sussex Site Allocations 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 (adopted March 2018)

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 (adopted March 2015)

None relevant.

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) was published for public consultation on 12th January 2024 for six weeks. At this stage the Local Planning Authority does not know which Policies will be the subject of unresolved objections and therefore only minimal weight can be given to the Plan. As such, this planning application has been assessed against the policies of the adopted District Plan.

DPB1: Character and Design

NATIONAL POLICY

National Planning Policy Framework (NPPF December 2024)

Planning Practice Guidance

OTHER GUIDANCE

Mid Sussex Design Guide Supplementary Planning Document

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

(CHARACTER AND DESIGN)

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: *"Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling."*

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

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 specifically 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."*

The external materials to be used will match those used in the existing dwellinghouse, details of which can be secured by a suitably worded condition.

The proposed single storey rear and side extension is of a modest scale and it would be subservient in height to the existing dwelling. It would be of a similar design to the existing dwelling and due to its location there would be limited views of it from the surrounding area. Due to the modest element that would extend beyond the side elevation and its single storey nature it is not considered to close an important gap between dwellings.

The proposed single storey front extension is of a modest porch-like nature and its design would be similar to the existing dwelling. It would be set back from the road to the front of the house and there are similar front extensions within the surrounding area.

Taking into account the above the proposed works are considered to address the scale and character of the existing and surrounding buildings and townscape. Therefore, the proposal is considered to comply with the above part of policy DP26 of the Mid Sussex District Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan 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);"

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed works would not exceed the height of the existing dwelling and the proposed rear extension and front extension are of a single storey nature. Due to the location of the proposed openings and the existing boundary treatment they would not have direct views into neighbouring properties private amenity spaces.

As such it is considered that the proposal would not cause significant harm to the amenities of nearby residents in terms of overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

CONCLUSION

In conclusion, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape and it will not cause significant harm to the amenities of neighbouring occupiers. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, the Burgess Hill Neighbourhood, principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans