

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0828	Case Officer:	Susan Dubberley
Application Type:	Householder Application		
Proposal:	Demolition of existing rear extension to form new rear extension, side double extension with hipped roof and front infill corner extension over garage.		
Site:	21 Rolfe Drive, Burgess Hill, West Sussex, RH15 0LA, , , ,		
Validation Date	9 Apr 2026	Overall Expiry Date:	20 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Jun 2026
Target Date:	4 Jun 2026	Recommending Officer Signature:	<i>Susan Dubberley</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	1 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0828

**21 Rolfe Drive, Burgess Hill, West Sussex, RH15 0LA, , ,
Demolition of existing rear extension to form new rear extension, side double extension with
hipped roof and front infill corner extension over garage.
Mr David Wheeler**

LETTERS OF REPRESENTATION

None received

SUMMARY OF CONSULTEES

None

Town Council

The Committee of 11th May would Recommend Approval.

INTRODUCTION

Planning permission is sought for the demolition of existing rear extension to form new rear extension, side double extension with hipped roof and front infill corner extension over garage.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located on the southern side of Rolfe Drive, a cul-de-sac within the built up area of Burgess Hill.

The locality is characterised by two storey detached properties of similar designs and forms, set back evenly from the highway with narrow visual gaps between the properties, which gives the locality an enclosed urban character. Many of the properties have benefited from extensions and alterations.

The site itself is a two-storey detached property with hipped tiles roof, brick faced walls with an integral side garage with bedroom over, with the first floor set back from the front of the property and upvc doors and windows.

APPLICATION DETAILS

The proposal is for the demolition of existing rear extension to form new rear extension, side double extension with hipped roof and front infill corner extension over garage.

The rear extension would be the full width of the property and have a flat roof. The rear extension would measure some 9.4m in width and 2.7m in depth with a height of some 2.3m. Whilst the side extension would measure some 4.8m in length and 2m in width, with a height of 6m. Finally, the infill over the existing ground floor integral garage would measure some 3.4m in depth with a width of 3.4m and height of some 6.9m to the ridge of the roof.

The plans show the roof tiles and facing brickwork would match the existing dwelling with the proposals, as would the new windows and doors.

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 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.

Burgess Hill Neighbourhood Plan (made January 2016)

None relevant

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:

DPB1: Character and Design

Mid Sussex Design Guide 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

Design and Character

Policy DP26 of the District Plan in part 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;*

- 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'

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 in relation to side extensions states the following:

'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 side extension would be visible from the streetscene and would be of a design that would be visually subservient to the original dwelling with the ridge height set down and the front elevation set back from the original dwelling. The proposed side extension would also be of a design and appearance which is similar to existing extensions within the streetscene, and the proposal would be seen within this context. Similarly, the infill above the existing garage would be visible but would be set back from the original dwelling and it is again noted that there are other similar infill extensions above garages within the street.

The rear extension would replace two existing rear extensions with one having a greater projection than the application proposal.

The proposals are considered acceptable and of an appropriate design, size and scale that are in-keeping with the existing dwelling and would not have a significant impact on the street scene in general. The proposed external materials as shown on the drawings are to match those of the host dwelling and can be secured by a suitably worded condition

The proposed external materials for the extension as shown on the drawings are to match those of the host dwelling and can be secured by a suitably worded condition

Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Neighbouring Amenities

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.*

In regards to the rear extension, to the south side is no. 19 Rolfe Drive and the rear extension would not extend further than the existing rear extension, which is to be demolished, while to the north side is no.23 and the proposed rear extension would replace the existing rear extension which has a much greater depth of some 7.3m.

The proposed south side extension would not extend beyond the front or rear elevation of no.19 and the plans show that there are no windows proposed in the side elevation. It was noted on the site visit that there are also no existing windows in the side elevation of No.19.

The infill extension would have no windows facing the adjoining property and as noted above, there are no windows on the side elevation of no.23 either. While the infill extension above the garage will project forward, it does not extend beyond the existing building line and in addition to this the adjoining property to the north is angled away from the front of the application site.

Given the above it is considered that the proposal would not cause any significant harm to the amenities of nearby residents including taking into account of overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution and a loss of outlook.

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.

CONCLUSION

In conclusion, the proposals are considered to comply with policy DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the relevant sections of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Susan Dubberley