

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0924	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension.		
Site:	53 Bonnet Lane, Burgess Hill, West Sussex, RH15 0FP, , , ,		
Validation Date	16 Apr 2026	Overall Expiry Date:	8 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Jun 2026
Target Date:	11 Jun 2026	Recommending Officer Signature:	Peter Davies

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

Signed and Agreed By:	Steven King	Date:	3 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0924

**53 Bonnet Lane, Burgess Hill, West Sussex, RH15 0FP, , ,
Proposed single storey rear extension.
Mr Arunkrishnan Thazhathe Pathiyar**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection

Drainage

No objection subject to the development incorporating all flood mitigation and resilience measures set out within the submitted Flood Risk Assessment including the finished floor levels set no lower than existing.

TOWN COUNCIL OBSERVATIONS

The Committee of 11th May would Recommend Approval.

INTRODUCTION

The application seeks planning permission for a proposed single storey rear extension.

RELEVANT PLANNING HISTORY

09/03697/OUT - The remodelling and stabilisation of the site to support the development of land to provide a sustainable new community comprising 475 dwellings with associated infrastructure, including new vehicular access onto Kings Way, Wyvern Way and Curf Way, and community leisure facilities. Permission

DM/16/5617 - Reserved Matters application for the approval of the appearance, landscaping, layout and scale for 180 new houses and flats, hard and soft landscape and highway infrastructure. Following outline application 09/03697/OUT. - New plans received 13th April showing revised layout and design details. Permission

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located on the south side of the junction of Bonnet Lane and Curf Way, with Bonnet Lane to the north and Curf Way to the west. The application property is located within the built-up area boundary of Burgess Hill.

The application property has a pitched roof and is constructed from brick with clay roof tiles and white uPVC fenestration. the dwelling has a pitched roof carport on the north side connecting to no. 51 Bonnet Lane. The dwelling is set back from the highway with soft landscaping to the front. The locality is characterised by a new build development with a mixture of dwellings with varying scale but with similar form and design.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension located on the east side of the dwelling. The extension will have a width and depth of 7.40 metres and 4.0 metres. The extension will have a gentle sloping lean too roof with an eaves height of 2.70 metres and an overall height of 2.80 metres. The extension will replace part of the western brick wall boundary and a window is to be installed. The extension will be constructed from brick and materials 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 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
DP41 - Flood Risk and Drainage

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)

No relevant policies

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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
DPS4 - Flood Risk and Drainage
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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
- Flood Risk and Drainage
- Other Matters
- 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 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 extension is considered to be of a design, form and scale which would be proportionate and appropriate to the existing dwelling and the character of the area. The extension would be visible from the street scene forming part of the side boundary replacing an existing brick wall, however would be constructed from appropriate materials with brick to match the existing dwelling and boundary wall.

The proposal is therefore considered to comply with policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on neighbouring properties

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);'*

The proposed extension would be up to the western side boundary marked by a brick wall with the highway of Curf Way beyond. The extension will have a window facing into the street scene ground level and will therefore not cause significant harm to neighbour amenity.

The extension would be approximately 5 metres from the neighbouring property of no. 51 to the east as well as 5 metres from the rear boundary which adjoins no. 43 Curf Way to the south. The extension is of an acceptable height and set away from these boundaries and will therefore not result in significant harm to neighbour amenity areas.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Flood Risk and Drainage

Policy DP41 in part states:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The site lies within flood zone 1 and is at very low risk of fluvial flooding. The risk of flooding from surface water is shown to be at Very Low to high for the present day with the extension shown to be outside of the Flood Zone 3b extent.

The Council's drainage consultants have raised no objection to the development, subject to a condition for the development incorporating all flood mitigation and resilience measures set out within the submitted Flood Risk Assessment, including the finished floor levels set no lower than existing. Additionally drainage can be managed via Building Regulations and Building Control.

Therefore, the proposal is considered to be in line with policy DP41 of the Mid Sussex District Plan.

Other Matters

Southern Water have provided comments on the proposal raising no objection and state surface water should not be disposed of into a public foul sewer and that any new connection would require a new sewer connection application to be submitted and approved by Southern Water.

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

In conclusion, the proposal is considered to be acceptable in terms of design, scale and form to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties or cause increased flood risk. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP41 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies