

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0335	Case Officer:	Caroline Grist
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of conditions 2 and 4 relating to planning application DM/25/1856 - to update the drawings, to a larger rear addition extension, and the Tree Report.		
Site:	Bridge Farmhouse, Cuckfield Road, Burgess Hill, West Sussex, RH15 8RE, , ,		
Validation Date	12 Feb 2026	Overall Expiry Date:	27 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 Apr 2026
Target Date:	9 Apr 2026	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	28 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0335

**Bridge Farmhouse, Cuckfield Road, Burgess Hill, West Sussex, RH15 8RE, ,
Variation of conditions 2 and 4 relating to planning application DM/25/1856 - to update the
drawings, to a larger rear addition extension, and the Tree Report.
Mr And Mrs Collins**

SUMMARY OF REPRESENTATIONS

No representations have been received.

SUMMARY OF CONSULTEES

Tree Officer

Final Response

I have reviewed the updated Arboricultural Implications Assessment (AIA) for this variation of condition application. I find that provided this document and the tree protection measures therein are complied with trees should be fully protected. I have no objection subject to a condition requiring adherence to the AIA and Tree Protection Plan.

PARISH COUNCIL OBSERVATIONS

The Committee of 20th April had the same opinion as when previously discussed on 9th March and would Recommend Approval.

INTRODUCTION

This application seeks permission under section 73 of the Town and Country Planning Act 1990, to vary conditions 2 and 4 of planning application DM/25/1856.

RECENT PLANNING HISTORY

04/00508/FUL - Proposed conservatory. Permission.

05/00091/FUL - Single storey and first floor rear extensions. Permission.

DM/19/4971 - Erection of a two bay oak framed car port. Permission.

DM/23/1370 - Erection of proposed 2 bay oak framed car port (Previously approved DM/19/4971 - 15th Jan 2020). Permission.

DM/23/2508 - Single storey rear extension to provide accessible bedroom accommodation. Refused.

DM/25/1856 - Extend the existing single storey rear addition and incorporate a new single storey infill extension at the rear. Permission.

SITE AND SURROUNDINGS

Bridge Farmhouse is an east facing, detached, two storey dwelling. It is constructed of red brick, with hanging tile at the first floor level, a plain tile roof and upvc windows. The dwelling is characterised by a front projecting, two storey gable and an open, timber canopy over the remaining, recessed ground floor.

It also benefits from a first floor and ground floor additions to the rear. The dwelling is set back from the highway by a deep front garden.

The application site is situated outside of a built up area and is therefore within the countryside. To the west of the site are farm buildings, whilst Bridge Hall Farm House is to the south. Fields are adjacent to the northern boundary and Cuckfield Road (B2036) is to the east. Land around these dwellings form part of the Northern Arc development and is allocated for housing and open space (DM/18/5114).

APPLICATION DETAILS

The application seeks permission, under section 73 of The Town and Country Planning Act 1990, to vary condition nos. 2 and 4 of planning permission approved DM/25/1856.

Condition no. 2 of planning permission DM/25/2003 states that:

'The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning'.

Condition no. 4 states:

'The development hereby permitted shall be carried out in accordance with the submitted Arboricultural Implications Assessment & Method Statement (dated 01.07.2025).

Reason: To ensure the retention and maintenance of trees that are an important feature of the area and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031'.

Planning permission was granted to extend the existing single storey rear addition and incorporate a new single storey infill extension at the rear.

The proposed changes relate to the extension of an existing single storey rear addition. Internally this would still allow for the existing utility, store and w.c. to be converted into a bedroom and bathroom, but would have a larger footprint. The proposed extension is to be approximately 1.0 metre longer than the approved plans. In terms of the overall roof form this is to remain the same, however the eaves would now sit approximately 0.15 metres above the existing eaves line, rather than match them. The ridge height is to remain approximately the same as the permitted scheme as are the approved materials.

The submitted Planning, Design and Access Statement sets out that the proposed changes are required to

'allow for a larger ensuite/ bathroom which can accommodate for a wheelchair accessible space'.

No changes are proposed to the infill extension.

As a result of the changes to the extension, it was identified that an update was required to the approved tree information. The proposal was therefore updated to reflect this and revised tree information was provided during the course of the application.

During the site visit it was noted that no works had started on site.

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 and Site Allocations Document (DPD).

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:

DP12 - Protection and Enhancement of Countryside

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

Site Allocations Development Plan Document

The Site Allocations DPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPN4 - Trees, Woodland and Hedgerows

DPC1 - Protection and Enhancement of the Countryside

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

This application seeks permission to develop land without compliance with conditions no. 2 and 4 previously attached to planning permission DM/25/1856, as set out under Section 73 of The Town and Country Planning Act 1990.

Section 73 (2) of the said Act states that:

'73 Determination of applications to develop land without compliance with conditions previously attached.'

(1) *This section applies, subject to subsection (4), to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.*

(2) *On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*

(a) *if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and*

(b) *if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.'*

The principle of the development has been established by virtue of the previous permission. As such it is only necessary to consider the specific changes that are proposed to the previously approved development. The proposed issues relate to the following:

- Design, impact on character of area and amenity, and
- Impact to trees.

Design, impact on character of area and amenity

The proposed development is located within the countryside, therefore policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states that the

'countryside will be protected in recognition of its intrinsic character and beauty'.

In terms of 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:

- 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'.*

The Mid Sussex Design Guide also contains a number of relevant principles with the following being particularly relevant to the application:

- o Principle DG49 - General principles for extensions;
- o Principle DG50 - Front and side extensions; and
- o Principle DG51 - Rear extensions.

Bridge Farmhouse is a dwelling of a traditional, Sussex design and whilst it appears to be of some age, a map regression shows it first appearing on the fourth edition map. Regardless of its age, the dwelling is considered to have a characterful appearance with decorative hanging tiles and external tiling under the front canopy as well as decorative ridge tiles and finials. It is located in Abbotsford, a small settlement to the north of Burgess Hill. Whilst there is a variety of development, properties are generally set back from the highway and are screened from public vantage points.

The dwelling has been previously extended. Planning permission was granted, in 2004, for a conservatory and again in 2005, for a first floor extension, which created the southern gable, and a ground floor projection beyond it. These extensions have been completed. A further application for extensions, DM/23/2508, was refused as the scale, form and design of the addition was considered to appear dominant and would not be sympathetic to the application property. It was also concluded that the dwelling would appear overwhelmed by extensions. Planning permission was granted following this for extensions to the dwelling, DM/25/1856, which this application seeks to vary.

The previous planning permission was considered acceptable, in part, because it sought to incorporate the existing extensions rather than enlarge the house further. The approved scheme also sought to reduce the visual bulk of the extensions through the proposed design and choice of materials.

Under the latest scheme the proposal seeks to enlarge the approved extension, to allow for a wheelchair accessible space. This would require the length of the extension to be increased by approximately 1.0 metre. It is considered that, whilst a sizable enlargement was granted under the last application, the proposed increase would only apply to the smaller section and would not result in the total addition overwhelming the host dwelling. The design of this element would reflect the approved scheme and no changes are proposed to the approved materials. As such, it is considered that the proposed changes to the design would still respond appropriately to the host dwelling. The proposed development would not be visible from public vantage points and, as such, would not result in a harmful addition to the surrounding area or the character of the countryside.

In terms of the impact to neighbouring amenity, Bridge Hall Farm would be the closest property to the proposed works. This neighbour is detached from the application site and there is established, mature planting between the two properties. The application property is also set away from this dwelling by the access to the south. Given the spacing between these dwellings and the established boundary treatment, it is therefore considered that there would not be a significant loss of light, outlook or privacy caused to Bridge Hall Farm House.

Impact to trees

Policy DP37 of the Mid Sussex District Plan relates to trees and states in part:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted'.

There are a number of trees situated along the northern and eastern boundaries of the site as well as within the front and rear gardens. An updated Arboricultural Implications Assessment has been submitted during the course of the application to reflect the proposed changes to the extension. No objection has been raised by the Tree Officer, subject to a condition has been recommended to ensure that the development is carried out in accordance with the tree protection measures that have been set out.

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.

PLANING BALANCE AND CONCLUSION

The proposal seeks a variation to planning permission DM/25/1856, in respect to the size of the extension. The proposal would not result in changes that would be harmful in design terms, to the surrounding landscape, in relation to the amenities of neighbouring dwellings or to surrounding trees. The proposal therefore accords with policies DP12, DP26 and DP37 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Caroline Grist