

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0637	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Remove existing first floor roof construction. Raise existing walls and form new pitched roof with front facing dormers. Create new undercover front canopy.		
Site:	20 Janes Lane, Burgess Hill, West Sussex, RH15 0QR, , , ,		
Validation Date	14 Mar 2025	Overall Expiry Date:	13 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Jul 2025
Target Date:	9 May 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	2 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0637

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Ms L Partheniou

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Naturespace Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on Great Crested Newts or their habitats. No comments.

PARISH COUNCIL OBSERVATIONS

Burgess Hill Town Council: Recommend Approval.

INTRODUCTION

This application seeks planning permission to remove the existing first floor roof additions and construction, to raise the walls and to form a new pitched roofline with front facing dormers and a front porch canopy addition at an extended chalet bungalow at 20 Janes Lane in Burgess Hill.

RELEVANT PLANNING HISTORY

DM/24/1917. Proposed first floor extension at rear with amendments to planning approval DM/22/3319. Refused October 2024.

DM/22/3319. Proposed extension to existing roof - new dormer window to front of property. New first floor extension at rear to accommodate new bedroom with en-suite facilities. Approved December 2022.

DM/17/2782. Retrospective application for an additional dormer to the rear and an additional roof light. Approved September 2017.

DM/16/3824. Proposed rear extension and side garage extension, loft conversion with extended roof, new gable roof, front, rear and side dormers and rear balcony. Approved November 2016.

DM/15/4846. Construction of a new dwelling. Withdrawn February 2016.

SITE AND SURROUNDINGS

No 20 Janes Lane is a 4 bed bungalow set in a large garden to the southern side of Janes Lane, close to the road junction with Oakroyd Close. The property has been previously extended. The detached dwelling is located between an extended bungalow at No 22 and an extended semi detached house at No 18 Janes Lane.

The property has been extended by the addition of single and two storey rear and side extensions and the loft converted and enlarged with dormer window additions on the front and rear roof slopes.

The property is located in the Red Zone for Great Crested Newts and is sited within the Built up Area boundary of Burgess Hill.

APPLICATION DETAILS

This application seeks planning permission for the further extension of the bungalow with the addition of enlargement of the first floor accommodation.

The proposal involves the removal of the existing flat areas of roof, surrounding crown roofs, gabled side and rear facing rooflines and four existing dormer roof additions. In their place it is proposed to construct raised walls, with two new rear gabled rooflines facing south. The main, north facing, roof line is also to be raised and three dormer windows added on the north elevation, with a new open porch canopy extending from the front door and across the existing garage frontage.

The proposed plans show the existing bungalow has an eaves height of 2.5m, with the ridge at a height of 6m. The proposed plans show the eaves level raised to 4.4m (1.9m higher) and the ridge height increased to 7.8m (1.8m higher than the existing building height).

As originally proposed the proposed plans also showed changes to the external wall and roof finishes on the extended building, ie, the introduction of a painted render finish to the walls and a new natural slate roof, which varies from the existing building materials, ie, brown toned stock brick walls and plain brown tiled roof tiles and vertical tile hanging.

The proposed plans show the main ridgeline extended east on the front section of the property to the furthest extent of the existing crown roof, sited over the attached single garage. The amended plans show the extended walls will be clad in vertical tiling and the roof will be finished in clay roof tiles. Within the extended roof a new 2m wide gabled dormer is proposed. Two smaller matching roof gablets are proposed to replace the existing front facing dormers in the enlarged front facing roof, facing north towards Janes Lane.

The submitted plans also show the removal of the existing pitched roofs, gabled roof, dormers and crown roof and the addition of two new rear facing gables to create a new first floor extension, fully extended over the remaining ground floor area. The proposed rear gabled additions are located approx. 0.2m below the height of the proposed new front gabled roofline, and would be linked by a recessed 2.4m wide by 2.7m deep section of flat roof, set at a height of 5.6m between the gabled roofs. This serves to provide added internal headroom within the roof valley.

The submitted floor plans show the existing ground floor layout unchanged. An existing bedroom will be retained at the front of the property on the ground floor. The proposed first floor extensions will allow the provision of an additional first floor bedroom, to bring the total from three to four on the first floor. The overall number of bed spaces in the property will therefore increase to five. Each of the first floor bedrooms will be larger than the existing rooms, with increased head room, and two of them will benefit from new ensuite shower rooms. The shared family bathroom will also be enlarged.

The application has been accompanied by a Design and Access Statement. This document is available to view on the planning file. In summary it states:

- The property is a detached dwelling and enjoys a large residential curtilage with a rear garden depth of over 30m.
- The property is a typical 1930's bungalow that has been extended to try to provide additional accommodation within the envelope of the building.
- This has been achieved with dormers, but creating cramped rooms with restricted headroom.
- Both neighbours support the application.
- There is no proposed increase in the ground floor accommodation.
- The proposal will provide good quality accommodation without increasing the footprint of the building.
- By extending the new roof slope the projecting bay and front entrance porch becomes a more integral part of the building.

- No 18 to the west is a 2 storey dwelling with eaves and ridge heights above those of the extended dwelling.
- The property to the east is a substantial bungalow, sited some 0.45m higher, and the property beyond that is a 3 storey Victorian dwelling.
- There is a rise in building storey height as the road rises.

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 Burgess Hill Neighbourhood Plan and Site Allocations 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:

DP21 Transport
 DP26 Character and design
 DP38 Biodiversity

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Burgess Hill Neighbourhood Plan -made January 2016.

Policy S4 Parking standards for new developments

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
 DPS6 Health and Wellbeing
 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 Impact upon street scene
- Impact on residential amenities
- Parking
- Biodiversity
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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 DP29);*
- * 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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant 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 allow 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.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and 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

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'.

Design Guide Principle DG51 refers 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 additions will serve to further enlarge the original bungalow and to increase its overall height and width when viewed from Janes Lane. It is relevant that a front gabled roof extension and dormer additions were approved under a previous permission, DM/22/3319, which remains extant. The design of the current application varies in that the eaves and ridge height are now proposed to be raised and the front porch canopy represents a further addition.

Under DM/22/3319 the approved plans also added to the scale of the first floor accommodation, retained the rear pitched roofline, and extended from the original eaves level on the property.

It is considered that the current proposal represents a further enlargement of the bungalow, but that the design of the additions respect the form of the original building. The amended external material finishes will reflect the original colour palette of the building, to help to blend the new house into its surroundings. The lower rear gabled additions would be suitably screened in public vantage points from Janes Lane and at the road junction with Oakroyd Close to the north by the height and width of the extended front roof slope.

As a result of the size and scale of the two neighbouring properties at No's 18 and 22 Janes Lane, it is considered that the new building will not appear out of keeping in the street scene. The relationship and scale of the extended bungalow to the adjacent properties, with the rising land levels of the adjacent dwellings, has been demonstrated in the submitted proposed Photomontage from Janes Lane.

Consequently the design and appearance of the proposed works are considered to accord with Policy DP26 and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 requires 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 addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The extended dwelling is located in a spacious garden, with the neighbouring properties being an extended bungalow at No. 22 to the east and a house at No. 18 to the west.

No. 18 has a two storey side extension and a single storey rear extension. There is a pedestrian access pathway on the boundary of that property with a wooden fence sited between the two properties. There are two first floor obscure glazed windows (serving bathrooms) and a ground floor utility room access door and an obscure glazed window serving a toilet in the east facing side elevation of the two storey extension at No. 18. The rear single storey extension has a pitched roof containing a roof light, facing east towards No. 20 and a glazed gable end, and is set back by approx. 2m from the depth of the gabled rear projection at No. 20. No. 20 has a wider pathway along the western boundary to provide pedestrian access from the front parking spaces into the rear patio and garden.

The siting and position of the existing rooflines at No. 20 currently cause morning shadows to fall onto the side elevation of the two storey side extension at No. 18, shading the glazed door and ground floor side window. It is relevant that the windows and door in the side elevation of No. 18 do not serve principal rooms in that property. In addition the use of obscured glazing limits outlook from No. 18 towards No. 20.

The proposed first floor addition will extend to the line of the side wall of the existing rear projection on the western side of No. 20. The raised eaves height may create a sense of enclosure for the side access path used by the neighbours at No. 18. The bulk of the extension will bring the first floor of No 20 closer to the side windows and to the rooflight in the rear extension at No. 18.

No. 22 Janes Lane has been extended with a rear pitched roofed single storey extension sited alongside the eastern site boundary. The eastern garden boundary is fenced and there is a good degree of boundary hedging to provide screening between the rear gardens.

The submitted plans indicate a blank vertically hung end gable on the front roof extension, and a retained ground floor window. As a result of the proposed added eaves and ridge height it is considered there will be no overlooking towards No 22 from this element of the proposed additions.

The first floor extension to the rear of this has a high level roof light positioned in the eastern facing roof slope, which is proposed to light a new ensuite shower room.

As a result, it is considered that due to the orientation and spacing of the immediate neighbouring dwellings no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal therefore accords with the requirements of the more up to date Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Parking

The existing frontage and private driveway serving No 20 Janes Lane can accommodate at least 3 parked cars off the road at the front of the house, and the proposed plans show the existing single garage to be retained. The railway station at Wivelsfield is within walking distance and there are nearby bus stops providing public transport to the town centre.

District Plan Policy DP21 and Neighbourhood Plan Policy S4 are relevant in the determination of this application.

Policy S4 of the Burgess Hill Neighbourhood Plan states:

'New housing developments that include the provision of garage space must be of the minimum size for cars - 7.0m x 3.0m (internal dimension) for this to be counted as a parking space. All new housing developments must comply with the new parking standards for Burgess Hill contained in Appendix D. If a garage is proposed then the drive way must be of sufficient length to allow a second car to park clear of the pavement whilst providing space for the garage door to open.'

'In cases where planning permission is necessary for alterations and extensions to properties support will not be given for the conversion of garage space to habitable rooms/ residential use unless there is adequate space to park cars off street in line with the parking standards. Design and layout of off site parking areas, on street parking areas, garage/parking blocks will be designed to allow ease of access from driveways and accessibility to parking areas without causing obstruction.'

West Sussex County Council Guidance on Parking, sets out the maximum parking standards for residential houses. For a 4+ bed property in the St Andrews Ward in Burgess Hill 2.2 spaces should be provided.

The available parking space to the front of the extended dwelling will accord with the WSCC parking standard requirements for a 4+ bed house in this part of Burgess Hill. The proposal also accords with the aims of District Plan Policy DP21 and Neighbourhood Plan Policy S4

Biodiversity

The site falls within the Red Impact Risk Zone for Great Crested Newts.

The relevant District Plan Policy with regards to biodiversity and its protection is DP38. This states:

'Biodiversity will be protected and enhanced by ensuring development:

o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
o Promotes the restoration, management and expansion of priority habitats in the District; and
o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

The Newt Officer has been consulted on this application and has no comment to make on the proposal, which accords with the aims of District Plan Policy DP38.

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 proposed first floor extensions, as amended, will reflect the colour palette and design of the original bungalow. The changes to height of the ridge and eaves level will not adversely affect the character and appearance of the property within the street scene and next to the immediate extended properties at Nos 18 and 22 Janes Lane.

It is considered that the proposed extension works will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey