

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0825	Case Officer:	Stuart Malcolm
Application Type:	Householder Application		
Proposal:	Proposed new front porch extension, new high level side window and new bifold doors with brick infill wall to rear elevation		
Site:	22 Erin Way, Burgess Hill, West Sussex, RH15 9PN, , , ,		
Validation Date	26 Mar 2025	Overall Expiry Date:	22 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Apr 2025
Target Date:	21 May 2025	Recommending Officer Signature:	<i>Stuart Malcolm</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	30 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0825

**22 Erin Way, Burgess Hill, West Sussex, RH15 9PN, , ,
Proposed new front porch extension, new high level side window and new bifold doors with brick
infill wall to rear elevation
Mr And Mrs Cooper**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

TOWN COUNCIL OBSERVATIONS

Recommend approval

INTRODUCTION

This application (DM/25/0825) seeks planning permission for a new front porch extension, new high level side window and new bifold doors with brick infill wall to rear elevation at 22 Erin Way, Burgess Hill.

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 July 2024.

DM/24/2851 - Proposed single storey rear extension, new flat roof and roof lantern to existing side (kitchen) extension, and new front porch extension.

Neither implemented at time of officer visit.

SITE AND SURROUNDINGS

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 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 south east and north west of the site and Westhill Close is located further to the north of the site.

In policy terms the site is within the built up area of Burgess Hill.

APPLICATION DETAILS

The porch is the same as permitted under the previous planning history on the application site. This 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 high level window in the side of the of the house is on the south elevation towards the rear of the house. New bi fold doors and brickwork are proposed at the rear of the house.

In terms of external appearance, the materials (brickwork) and roof tiles are to match the existing house.

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 Site Allocations Development Plan Document and the 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 in 2018. The most relevant policy is:

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

The Neighbourhood Plan is made so forms part of the development plan. There are no relevant policies for this type of application in this location.

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.

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)

The National Planning Policy Framework is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

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 residential amenity; and
- Biodiversity net gain.

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."*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

"Extensions should respond to the design of the original dwelling and applicants 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 allowing the original building to remain the dominant element of the property whether it has one or several additions".

Principle DG50 refers specifically to front and side extensions and states in part that:

"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."

The front extension was deemed acceptable under the previous application, the report for which stated:

"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."

This assessment remains relevant.

There are no visual amenity issues associated with the new fenestration.

Materials will match the existing house and this will be secured via condition. This ensures compliance with the design requirements of Policy DP26.

In residential amenity terms, the test of development here is whether or not it causes 'significant harm' to neighbouring amenity as per Policy DP26.

The single storey nature of the front addition, coupled with its modest area., will mean it has a minimal impact on the immediate neighbours. The new fenestration, with particular regard to the new high level opening on the side elevation, would not have direct views into neighbouring properties or their private amenity spaces.

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. It can be concluded therefore that the proposal will not cause significant harm to neighbouring residential amenity ensuring compliance with Policy DP26.

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 proposal is acceptable in respect of its design and the impact on neighbouring residential amenity insofar as significant harm cannot be demonstrated. As such the proposal accords with the requirements of Policy DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide and the NPPF.

The application accords with the development plan and there are no material planning considerations which indicate an alternative conclusion should be reached.

Planning permission should therefore be granted.

Decision: Permission

Case Officer: Stuart Malcolm