

# Planning Committee



Recommended for Permission

7th September 2023

DM/23/1667



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<b>Site:</b>	27 Noel Rise Burgess Hill West Sussex RH15 8BW
<b>Proposal:</b>	Single storey side and rear (wrap-around) extension with internal alterations. Erection of dormers to rear and front elevation, to create headspace for three bedrooms in the loft area. Amended drawings received on 24.07.2023 to reduce front and rear dormer windows. Amended site plan and design and access statement parts 1 and 2 received on 01.08.2023
<b>Applicant:</b>	Mr And Mrs Turner

<b>Category:</b>	Householder
<b>Target Date:</b>	22nd August 2023
<b>Parish:</b>	Burgess Hill
<b>Ward Members:</b>	Cllr Simon Hicks / Cllr Anne Eves /
<b>Case Officer:</b>	Rachel Richardson

**Link to Planning Documents:**

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWUUG8KT0D200>

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**1.0 Purpose of Report**

1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

**2.0 Executive Summary**

2.1 This application seeks permission for a single storey side and rear extension and a loft conversion following the enlargement of the roof and the construction of flat roofed dormers at the front and rear.

2.2 This application is being presented to planning committee members because it has generated a significant amount of objection, albeit with some households not within the immediate vicinity of the application site.

2.3 The main issues for consideration are design and impact on the character and appearance of the existing property and street scene, and impact on residential amenity for adjoining properties.

2.4 In terms of design, the proposed single storey extension is considered to be acceptable and would appear subservient in scale to the existing property. It is set back and to the rear of the property with matching materials. It would not dominate or undermine the character and appearance of the existing property nor would it cause detrimental harm to the street scene.

2.5 The proposed hip to barn-hip roof and flat roofed front dormer with 2 rooflights, exactly matches the design of that built at No.31 Noel Rise, only 2 houses to the south and on the same side of the road. This is considered to be in keeping with the character and appearance of the street scene whilst also retaining the ridge and profile of the existing roof so as not to undermine the character and appearance of this bungalow. The proposed rear dormer window will dominate the rear roof slope of this property. However, on balance it is acceptable in design terms because it will not be prominent in the street scene nor when viewed from any other public

vantage points. There are also other examples of large flat roofed dormer windows in the locality. It will not undermine the character of this bungalow because the profile of the roof (height and pitch) is retained.

2.6 In terms of residential amenity, it is considered that there will be no significant harm resulting from the proposed extensions by reason of loss of privacy, outlook, and loss of daylight/sunlight.

2.7 As such, the application is recommended for approval and for permission to be granted.

### **3.0 Recommendation**

3.1 It is recommended that permission be granted subject to the conditions listed at Appendix A.

### **4.1 Summary of Representations**

4.2 52 letters of representation have been received including 43 households objecting to the application and 9 in support. These comments are received in relation to the original proposed drawings

4.3 It should also be noted that some of these representations are not from properties within the immediate vicinity of the application site.

4.4 Their comments (in no order of importance) are summarised as follows:

#### Support

- No negative impact on the surrounding area and will not increase the number of bedrooms inside the property but allow for more space for a growing family. This is similar to other alterations on properties within the neighbourhood.

#### Objection

- The extensions proposed to facilitate the loft conversion are huge and undermining of the character of this bungalow and properties within the street scene and locality (contrary to the MSDG)
- Overdevelopment. There is already a large annexe in the garden.
- Overlooking and a loss of privacy
- On street parking is a problem and there is traffic congestion due to through traffic from Lidl and the new Freeks Lane development will make it worse. Highway safety will be an issue.
- Overbearing impact and will be oppressive from the outlook from No.29
- Overshadowing from a loss of daylight and sunlight
- There is no boundary clearance from No.29.

- If they build over a sewer it will result in blocked/damaged drains and unacceptable overflow of foul sewage with neighbouring gardens becoming a cesspool
- The Southern Water sewer pipe runs behind the properties in Noel Rise through rear gardens. The design and access statement implies this is not the case for the rear of the application property.
- Conflicts with the well-being of existing neighbouring residents
- Loss of amenity through reduction in garden space
- Contrary to the Neighbourhood Plan

4.5 Further to receipt of the amended drawings, 20 copies (each signed separately from neighbouring households) of a letter from one household has been received and a further 4 letters of objection. No new issues are raised.

## **5.0 Summary of Consultees**

5.1 None.

## **6.0 Town/Parish Council Observations**

6.1 Recommends approval. The committee regretted the loss of a garage.

## **7.0 Introduction**

7.1 This application seeks permission for a single storey side and rear extension and a loft conversion following enlargement of the roof and comprising flat roofed dormers at the front and rear.

## **8.0 Relevant Planning History**

8.1 DM/21/2121 Construction of annexe in garden Withdrawn 30.07.2021

8.2 DM/21/2853 As above Permission 22.10.2021

## **9.0 Site and Surroundings**

9.1 The application property is a semi-detached bungalow of brick and tile construction.

9.2 It sits in an elevated position from the highway of Noel Rise and behind a hard surfaced front garden used for parking.

9.3 The front boundary wall along the western boundary comprises a partially low brick wall and there is no defining boundary in front of properties between the driveways of the application site and No. 25.

9.4 The boundary around the rear garden is defined by 1.8m high panelled fencing to the north and south and a 1m high fence at the rear. There is woodland beyond the rear of the application site to the east. An annexe was recently constructed against this boundary for occupation of a family member.

9.5 Noel Rise slopes downhill in a northerly direction from the south. Properties on the opposite side of the road and to the west also sit down in height at a lower level.

- 9.6 The surrounding area is characterised by similar semi-detached bungalows some of which have had loft conversions and roof extensions.
- 9.7 For the purposes of policy this is a residential area within the built up area boundary as defined in the District Plan.

## **10.0 Application Details**

- 10.1 As stated above, the application seeks permission for a single storey side and rear extension and a loft conversion following a roof enlargement comprising the construction of flat roofed dormer windows on the front and rear elevations (and rooflights). Amended drawings have been received to reduce the size of the proposed dormer windows.
- 10.2 The proposed rear extension measures 5m deep from the rear elevation of the existing house and would extend to the side of the property by 1.5m. The overall width of the proposed extension is 8.8m. These measurements are shown on the proposed ground floor plan. The extension would be set back approximately 7.5m from the front elevation of the property.
- 10.3 The amended proposed rear elevation illustrates that the ground floor extension would have an eaves and roof height measuring 2.3m and 3m above ground level respectively. This has been designed with a crown and mono-hipped roof. Two rooflights are proposed on the flat roof.
- 10.4 Materials are proposed to match the existing property comprising red brickwork facing walls, (clay hung) tiles to the dormers and gable roof, and brown concrete tiles to the main roof. White Upvc windows are proposed on the front elevation and anthracite Upvc to the rear (also the case for any doors).
- 10.5 It is also proposed to extend the hipped roof of the existing bungalow into a barn hipped style and construct a flat roofed dormer window and two rooflights on the front elevation. Amended drawings have reduced the size of the front dormer and the amended front elevation shows that it will measure 1.65m high by 3m wide. The proposed rear dormer measures 6m wide by 2.1m high. Again materials are proposed to match existing. Windows proposed in the side elevation at ground and first floor are shown to have obscure glass.

## **11.0 Legal Framework and List of Policies**

- 11.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 11.2 Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:  
'In dealing with such an application the authority shall have regard to:
- a) The provisions of the development plan, so far as material to application,
  - b) And local finance considerations, so far as material to the application, and
  - c) Any other material considerations.'
- 11.3 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:  
'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

- 11.4 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy, but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.
- 11.5 Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.
- 11.6 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.
- 11.7 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.
- 11.8 **Mid Sussex District Plan**
- 11.9 The District Plan was adopted at Full Council on 28th March 2018.
- 11.10 Relevant policies:
- 11.11 DP26: Character and Design
- 11.12 **Site Allocations Development Plan Document**
- 11.13 The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.
- 11.14 **Neighbourhood Plan**
- 11.15 There are no specific relevant policies. However, core objective 1 states as follows:
- 11.16 *CO1 seeks to, 'Promote sustainable and well-designed development in the right location taking into account the character and amenity of the local area. Preserve and enhance existing residential neighbourhoods.'*
- 11.17 **Mid Sussex District Plan 2021-2039 Consultation Draft**
- 11.18 The District Council is now in the process of reviewing and updating the District Plan. The new District Plan 2021 - 2039 will replace the current adopted District Plan. The draft District Plan 2021-2039 was published for public consultation on 7th November and the Regulation 18 Consultation period runs to 19th December 2022. No weight can currently be given to the plan due to the very early stage that it is at in the consultation process.
- 11.19 **Mid Sussex Design Guide Supplementary Planning Document (SPD)**
- 11.20 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.'

DG45: Privacy

DG46: Residential Amenity

DG47: Daylight/Sunlight

DG49 - General principles for extensions

DG50 - Front and side extensions

DG51 - Rear extensions

DG52 - Roof extensions

#### 11.21 **National Planning Policy Framework (NPPF) (July 2021)**

11.22 The National Policy is also a material consideration and Paragraphs 8, 12, 38, 47, 126 and 130, 132 are especially relevant to this application.

11.23 The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development.

11.24 Paragraph 8 sets out the three objectives to sustainable development, such that the planning system needs to perform an economic objective, a social objective and an environmental objective. This means ensuring sufficient land of the right type to support growth; providing a supply of housing and creating a high quality environment with accessible local services; and using natural resources prudently. An overall aim of national policy is 'significantly boosting the supply of homes.'

11.25 Paragraph 12 of the NPPF states ' The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

11.26 Paragraph 38 of the NPPF states ' Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

11.27 With specific reference to decision-taking paragraph 47 states that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

- 11.28 Paragraph 126 seeks well-designed places and, '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*'
- 11.29 Paragraph 130 states, Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 11.30 Paragraph 132 refers to design quality being considered throughout the evolution and assessment of individual proposals.

## **12.0 Assessment**

- 12.1 The main issues considered relevant to this application are design, in terms of character and appearance of the property and area, and impact on residential amenity.

## **12.2 Design**

- 12.3 Policy DP26 of the Mid Sussex 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;
- 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 Council's adopted Design Guide is also a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions.

- 12.4 Design Principle DG49 states that extensions should respond to the design of the original dwelling and should be well integrated with the scale and form of the original dwelling allowing the original building to remain the dominant element of the property.
- 12.5 Design Principle DG50 relates to front and side extensions and requires proposals to be set back from the front elevation thereby maintaining the prominence of the original dwelling.
- 12.6 Design Principle DG51 relates to rear extensions and requires proposals to have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.
- 12.7 Design Principle DG52 states that, 'a loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation.'
- 12.8 *'The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.'*
- 12.9 The proposed single-storey extension is an uncomplicated building form of an acceptable scale that complements the form and massing of the original dwelling. It

is of a subservient scale given that it is single storey in height and would be substantially set back from the front elevation of the existing property. When viewed from the street it would only extend to the side by 1.5m. Due to its set back and the elevated position of the property, it would not appear dominant in relation to the property or the street scene in design terms.

- 12.10 The proposed rear extension is shown on plan to be built up against the adjoining boundary of No.29, albeit with enough space left (a gap of approximately 0.1m) to not encroach. There is a 1.8m high fence along this adjoining boundary and No 29 also has a single storey rear extension (the depth of the rear extension at No.29 is about 2.6m from the rear elevation when scaling from the proposed ground floor plan). No 25 also has a single storey rear extension of around 4.3m deep. It is therefore in keeping with the character of the area and is typical for a property within the built up area boundary.
- 12.11 It is considered that the front dormer window is in accordance with DG52 and would not be out of scale with the roofscape it would sit against. It would maintain a large area of uninterrupted roof slope and would not appear dominant when viewed against the larger window beneath it and at ground level.
- 12.12 The proposed roof extension and front dormer window would be the same as that built at No 31 Noel Rise, two properties away and on the same side of the road. This can also be appreciated by the street scene drawing. As said above, there are many examples of varying styles of dormer windows and loft conversions on properties in the locality. The front dormer is not altering the height of the ridge or the roof profile. The pitch would stay as existing.
- 12.13 The front and rear dormer windows have been reduced in size following the receipt of amended drawings.
- 12.14 It would not have an adverse impact of the dwelling or the streetscape and is considered to be in keeping with the character and appearance of the area.
- 12.15 The proposed rear dormer has been reduced in width and moved away from the adjoining property, No. 29 Noel Rise. It is now 1m away from the party wall and roof of the adjoining property.
- 12.16 It will step down in height from the ridge of the main property but is of a large size and will cover the majority of the roofscape of the rear elevation. That said, and in terms of harm to the character and appearance of the property and locality, on balance it is considered acceptable. The proposed rear dormer can be glimpsed and partially seen from the street scene but there are lots of other similar examples of large flat roofed dormers in the locality. As such, it is considered that the proposed rear dormer window would not compromise or undermine the original character of this semi-detached bungalow as a result of its size.
- 12.17 There are no public vantage points or views of the dormer from the rear of the property as there is woodland backing onto the application property.
- 12.18 Since materials and architectural features are in keeping with the existing dwelling, it is considered that the proposed design is a sympathetic addition, consistent with the character of the property as well as the surrounding area.

12.19 Overall, and in design terms, for the reasons mentioned above, it is considered that the proposed extensions are acceptable and in accordance with relevant policy DP26 of the Mid Sussex District Plan and the relevant principles DG49, DG50 DG51 and DG52 of the Mid Sussex Design Guide.

## 12.20 **Residential Amenity**

12.21 Policy DP26 of the District Plan relates to character and design of proposals. Within this there is a requirement that proposals do "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".

12.22 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 and the position of windows and arrangement of habitable rooms.

12.23 DG46 refers to the need for all dwellings to have usable private outdoor amenity space that is appropriate to the location and the type and size of accommodation.

12.24 DG47 states that all dwellings should benefit from daylight and sunlight levels that conform to BRE standards.

## 12.25 Privacy

12.26 It is not considered that the proposed development would result in significant harm for the occupants of adjoining properties by reason of a loss of privacy from overlooking.

12.27 The proposed dormer at the front would be fronting onto Noel Rise and no overlooking and loss of privacy would result from this. The proposed first floor window in the gable roof extension would have obscure glass. This is also a landing window and not a habitable room. The proposed first floor dormer windows at the rear are bedroom windows and this is a typical relationship for a property in a built up area. The nearest proposed window to the adjoining property No 29, would be further away from the shared boundary than the existing rear dormer window at No 29.

## 12.28 Outlook

12.29 It is not considered that the proposed extensions would result in a significant harm for the occupants of adjoining properties by reason of their outlook.

12.30 Outlook is assessed on visual impact and proximity of building mass by reason of height and its scale. When viewed from No 25, the proposed single storey extension which is closest to this boundary would be set in from the boundary by around 1m and the rear part of the extension would be obscured from view by the boundary fence. The depth of this part of the extension visible to the rear elevation of the existing property measures about 2.4m, which is considered modest in its scale.

12.31 There is no outlook when viewed from No 29. The proposed rear extension would extend approximately 2m beyond the rear elevation of No.29's existing rear

extension. There is also a 1.8m high boundary fence in situ and planting (on the side of No.29) which is in excess of the fence in terms of its height.

12.32 The proposed extensions would not result in significant harm by reason of an overbearing impact.

12.33 Daylight/Sunlight

12.34 The BRE Standards apply two rules of thumb for assessing overshadowing and a loss of daylight and sunlight. The first is on plan and takes a 45 degree angle from the mid-point of the neighbours closest ground floor rear window. The proposed extension on plan does not cut across this 45 degree splay and therefore no significant harm would result to the neighbours' closest window by reason of loss of daylight/sunlight. The second test need not be applied because the proposed extension does not cut through the 45 degree angle on plan. However, even if the vertical test were applied, no significant harm would result. The BRE standards suggest that in the case of a floor-to-ceiling window such as a patio door, a point 1.6 m above the ground on the centre line of the window may be used. The proposed extension on elevation, does not cut across the 45 degree angle.

12.35 Furthermore, the 1.8m tall height of the boundary fence and the mature boundary vegetation above, together with the fact that the proposed extension would be no higher than the existing rear extension at No 29, all cumulatively results in there being no significant harm to No 29 by reason of loss of daylight and or sunlight.

12.36 Amenity

12.37 The depth retained for the rear garden and to the annex, after building the proposed rear extension would result in a 11m (length) by 9.7m (wide) garden for a 3 bedroom semi-detached dwelling in a built up residential area. This is considered to be satisfactory to provide an appropriate amount of amenity for the existing and any future occupants of the application property.

12.38 In terms of residential amenity, it is considered that the proposed extension is acceptable and in accordance with relevant policy criteria of DP26 and the design principles contained within the MSDG.

12.39 Other

12.40 Drainage is not a material planning consideration for this householder application and would be a matter for building regulations. However, concern has been expressed by residents in neighbouring houses regarding the public sewer. This is a matter for Southern Water and the applicant will be informed as such.

12.41 Reference has been made to loss of the garage. There is no garage on the site and there is adequate off street parking to serve the application property. It has a hard surfaced front garden and private driveway. There is also unrestricted parking on street.

13.0 Planning Balance and Conclusion

13.1 This application seeks permission for a single storey side and rear extension and a loft conversion following the enlargement of the roof and the construction of flat roofed dormers at the front and rear.

- 13.2 This application is being presented to planning committee members because it has generated a significant amount of objection, albeit with some households not within the immediate vicinity of the application site.
- 13.3 The main issues for consideration are design and impact on the character and appearance of the existing property and street scene, and impact on residential amenity for adjoining properties.
- 13.4 In terms of design, the proposed single storey extension is considered to be acceptable and would appear subservient in scale to the existing property. It is set back and to the rear of the property with matching materials. It would not dominate or undermine the character and appearance of the existing property nor would it cause detrimental harm to the street scene.
- 13.5 The proposed hip to barn-hip roof and flat roofed front dormer with 2 rooflights, exactly matches the design of that built at no.31 Noel Rise, only 2 houses to the south and on the same side of the road. This is considered to be in keeping with the character and appearance of the street scene whilst also retaining the ridge and profile of the existing roof so as not to undermine the character and appearance of this bungalow. The proposed rear dormer window will dominate the rear roof slope of this property. However, on balance it is acceptable in design terms because it will not be prominent in the street scene nor when viewed from any other public vantage points. There are also other examples of large flat roofed dormer windows in the locality. It will not undermine the character of this bungalow because the profile of the roof (height and pitch) is retained.
- 13.6 In terms of residential amenity, it is considered that there will be no significant harm resulting from the proposed extensions by reason of loss of privacy, outlook, and loss of daylight/sunlight.
- 13.7 As such, the application is recommended for approval and for permission to be granted.
- 13.8 In design terms the proposal does positively address the character and scale of surrounding buildings and would be sympathetic to the existing dwelling; hence, it will not cause harm to the street scene nor result in significant harm to the amenities for the occupants of the adjoining properties. The proposal, therefore, accords with Policies DP26 of the Mid Sussex District Plan, design principles within the Mid Sussex Design Guide, DG45, DG46, DG47, 49, DG50, DG51 and DG52 as well as national policy contained within the NPPF.

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## APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

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.

3. The window serving the landing (as shown on drawing 14) on the side elevation at first floor level at all times be glazed with obscured glass fixed to be top vent opening only.

Reason: To protect the amenities and privacy of the adjoining property and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

4. The materials and finishes of the external facing walls and roof and of the extensions hereby permitted shall match in colour and texture those of the existing dwelling house.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

### INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. The applicant be reminded to contact Southern Water as water regulatory authority, regarding development over or in proximity to sewer infrastructure.
  
3. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### **Plans Referred to in Consideration of this Application**

The following plans and documents were considered when making the above decision:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Submitted Date</b>
Proposed Elevations	10	loft plan	24.07.2023
Proposed Floor Plans	11	roof plan	24.07.2023
Proposed Elevations	13	front elevation	24.07.2023
Proposed Elevations	14	side elevation	24.07.2023
Proposed Elevations	15	rear elevation	24.07.2023
Other	17	street scene	24.07.2023
Proposed Site Plan	Drg No 008		01.08.2023
Design and Access Statement	Part 1		01.08.2023
Design and Access Statement	Part 2		01.08.2023
Existing Roof Plan	003		26.06.2023
Existing Floor Plans	002	ground	26.06.2023
Existing Elevations	005	front	26.06.2023
Existing Elevations	006	side	26.06.2023
Existing Elevations	007	rear	26.06.2023
Proposed Floor Plans	009	ground	26.06.2023
Existing Sections	004		26.06.2023
Existing Site Plan	001		26.06.2023
Location Plan			26.06.2023
Other	17	street scene	25.07.2023
Proposed Elevations	15	rear	25.07.2023
Proposed Elevations	14	side	25.07.2023
Proposed Elevations	13	front	25.07.2023
Proposed Roof Plan	11		25.07.2023
Proposed Floor Plans	10	loft	25.07.2023
Proposed Site Plan	008		01.08.2023
Design and Access Statement	part 1		01.08.2023
Design and Access Statement	part 2		01.08.2023

## APPENDIX B – CONSULTATIONS

### Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 18/07/2023 11:54 AM from Mr Burgess Hill Town Council on behalf of Parish Consultation.

#### Application Summary

Reference: DM/23/1667

Address: 27 Noel Rise Burgess Hill West Sussex RH15 8BW

Proposal: Single storey side and rear (wrap-around) extension with internal alterations. Erection of dormers to rear and front elevation, to create headspace for three bedrooms in the loft area.

Case Officer: Rachel Richardson

[Click for further information](#)

#### Comments Details

Comments: Recommend Approval. The Committee regretted the loss of a garage.

Kind regards