

MID SUSSEX DISTRICT COUNCIL

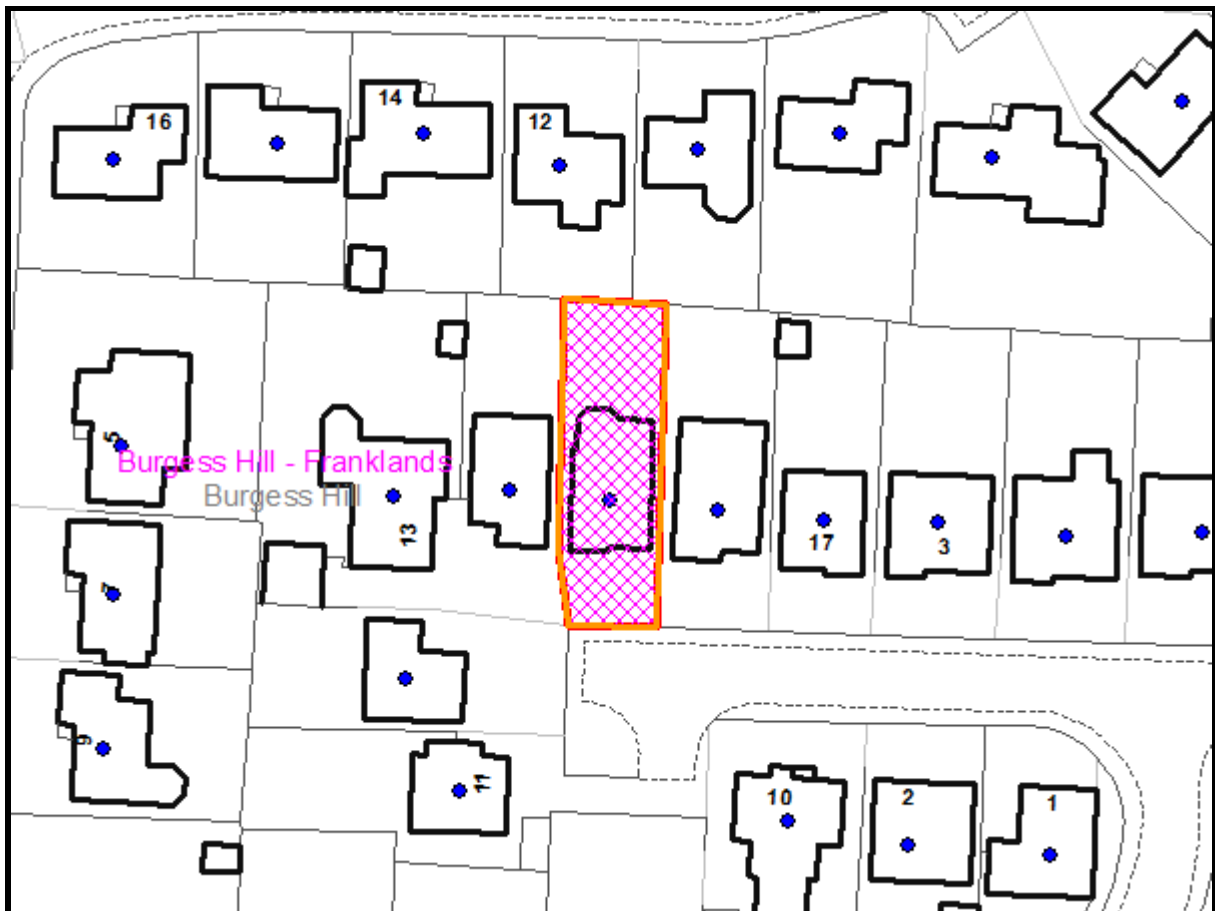
Planning Committee

15 AUG 2019

RECOMMENDED FOR PERMISSION

Burgess Hill

DM/19/2297



© Crown Copyright and database rights 2019 Ordnance Survey 100021794

**15 FOLDERS CLOSE BURGESS HILL WEST SUSSEX RH15 0TA
CONVERSION OF EXISTING CONSERVATORY TO A GARDEN ROOM BY
THE REPLACEMENT OF THE GLASS ROOF WITH A 'SUPALITE' TILED
ROOF SYSTEM.
MR JON LAVIS**

POLICY: Built Up Areas / Planning Agreement / Planning Obligation /
Aerodrome Safeguarding (CAA) /

ODPM CODE: Householder

8 WEEK DATE: 13th August 2019

WARD MEMBERS: Cllr Janice Henwood / Cllr Graham Allen /

CASE OFFICER: Andrew Horrell

PURPOSE OF THE REPORT

To consider the recommendation of the Divisional Lead, Planning and Economy on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

Planning permission is sought for the conversion of the existing conservatory to a garden room by replacing the existing glass roof with a supalite tiled roof system.

The application is being reported to committee as the applicant is an employee of the Council who is involved in the planning process.

This is a very modest proposal which would not have any adverse impact on the amenities of neighbours and is acceptable in design terms and accords with the policies of the development plan.

RECOMMENDATION

It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTATIONS

None

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council recommended approval in regards to the application.

INTRODUCTION

Planning permission is sought for the conversion of the existing conservatory to a garden room by replacing the existing glass roof with a supalite tiled roof system.

RELEVANT PLANNING HISTORY

BH/032/87 - OUTLINE APPLICATION - DEVELOPMENT OF EIGHT RESIDENTIAL UNITS TO FORM PHASE III FOLDERS CLOSE.

BH/030/89 - APPLICATION FOR APPROVAL OF RESERVED MATTERS - ERECTION OF EIGHT DWELLING-HOUSES AND GARAGES.

BH/030/89/AP1 - AMENDED PLANS : APPLICATION FOR APPROVAL OF RESERVED MATTERS - ERECTION OF EIGHT DWELLING-HOUSES AND GARAGES. AMENDED PLANS SHOWING : REPOSITIONING OF DWELLING ON PLOT ADDITIONAL DORMER WINDOW IN NORTHERN ELEVATION TO REPLACE ROOF LIGHT IN BEDROOM, AND ALTERATIONS TO FENESTRATION

BH/030/89/AP2 - AMENDED PLANS : APPLICATION FOR APPROVAL OF RESERVED MATTERS - ERECTION OF EIGHT DWELLING-HOUSES AND GARAGES. AMENDED PLANS SHOWING : REVISED FLOOR AREA AND CHANGES TO DOORS AND WINDOWS ON SIDE ELEVATIONS.

SITE AND SURROUNDINGS

The existing dwelling is a two storey detached hipped roofed dwelling with a front gable within a cul-de-sac off Folders Lane. The walls are characterised by a mix of face brickwork and hanging tiles and timber doors and windows.

To the north of the site is the rear garden with close boarded fencing with woodland to the neighbour beyond, to the south of the site is the existing dwelling with the driveway leading to the highway, to the east of the site is close boarded fencing and shrubbery to adjacent neighbour beyond, and to the west of then site is close boarded fencing to the adjacent neighbour beyond.

The site is within the built up area of Burgess Hill

APPLICATION DETAILS

The application is for the conversion of the existing conservatory to a garden room by replacing the existing glass roof with a supalite tiled roof system. Planning permission is required because condition 16 of BH/032/87 stated *"Notwithstanding the provisions of Article 3 and Class I of the Schedule to the Town and Country Planning General Development Order's 1977-1985, no external alterations or enlargements shall be made to the dwellings without the prior written consent of the Local Planning Authority on an application in that behalf."* The application is being to committee as the applicant is an employee of the Council involved in the planning process.

The existing conservatory measures 4m in maximum depth, 7.2m in width with a height to eaves of 2.45m and an overall height of 3.4m. The new roof will be tiled matching as close as possible to the existing house roof tiles.

LIST OF POLICIES

Mid Sussex District Plan

DP26 - (Character and Design)

Burgess Hill Neighbourhood Plan

The Burgess Hill Neighbourhood Plan was formally 'made' as of 28th January 2016. Relevant policies include:

None relevant

National Policy

The National Planning Policy Framework (NPPF) from February 2019 is also a material consideration and paragraphs 8, 11, 15, 16, 124 and 127 are considered to be of particular relevance to this application.

ASSESSMENT

The main issues are considered to be the design of the scheme and resulting impact on the character and appearance of the area as well the impact upon neighbouring amenities.

Design and character impact

District Plan 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 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 external alteration proposed for the conversion is relatively minor. In terms of character and design, the neighbours at No.13 and 17 have existing rear extensions using a mix of roofing materials. The proposal is of a design which is in-keeping with the existing dwelling and as to the rear of the property is not visible from the streetscene. It is therefore deemed to be acceptable in terms of character and design and complies with the requirements of Policy DP26 of the Mid Sussex District Plan.

Impact on neighbouring amenity

DP26 of District Plan relates to neighbouring amenities and 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.

Given the nature of the proposed, it is not deemed that the proposed would cause significant harm to neighbouring amenities.

CONCLUSION

The proposed development complies with policy DP26 of the Mid Sussex District Plan. The application is therefore recommended for approval subject to the conditions listed in Appendix A.

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.

Approved Plans

2. 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. No external materials shall be used other than those specified on the approved plans without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan.

INFORMATIVES

1. 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. 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.

Plans Referred to in Consideration of this Application

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

Plan Type	Reference	Version	Submitted Date
Location Plan			18.06.2019
Block Plan			18.06.2019
Photographs			18.06.2019

APPENDIX B – CONSULTATIONS

Parish Consultation

RECOMMEND APPROVAL