

MID SUSSEX DISTRICT COUNCIL

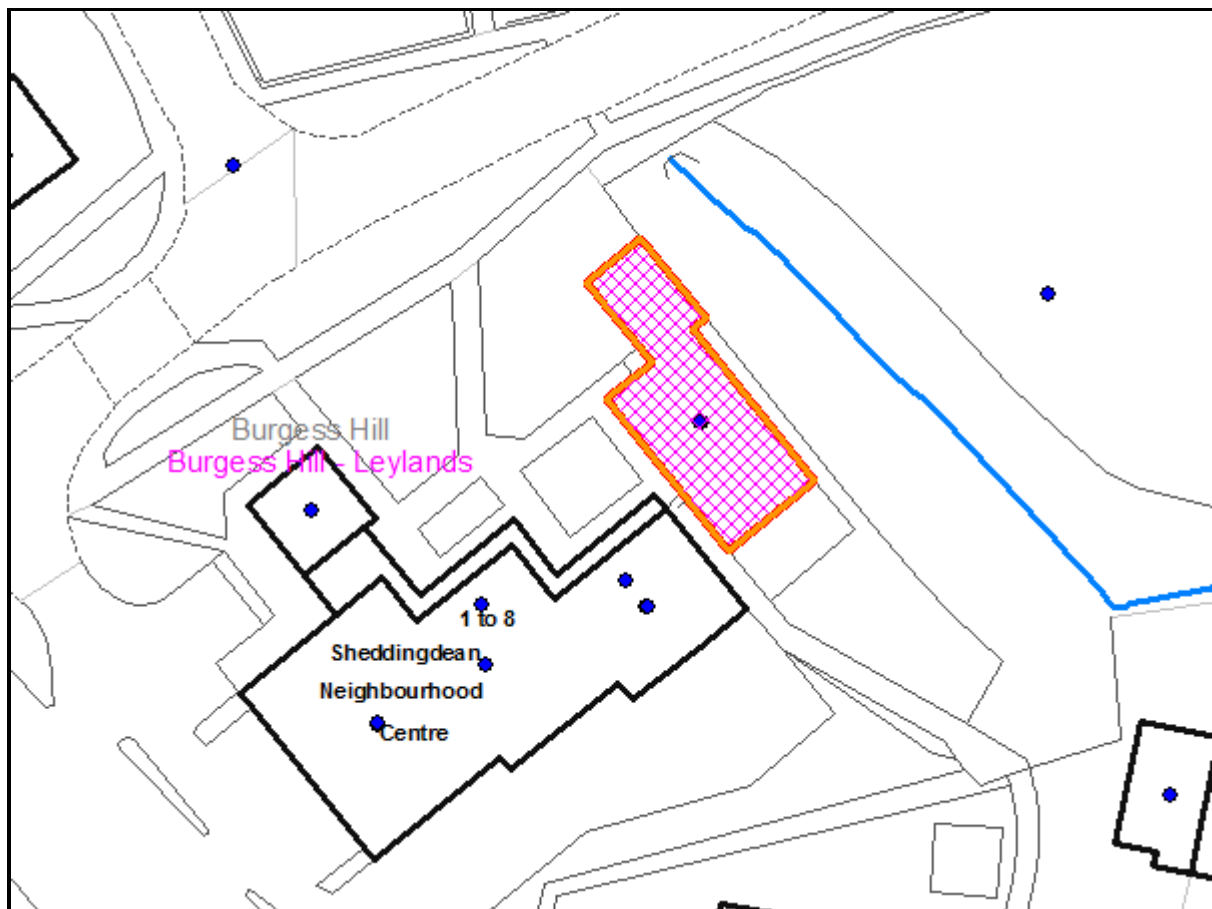
Planning Committee

**7 NOV 2019**

RECOMMENDED FOR PERMISSION

**Burgess Hill**

**DM/19/3734**



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**SHEDDINGDEAN COMMUNITY CENTRE MAPLE DRIVE BURGESS HILL  
WEST SUSSEX**

**REPLACE EXISTING TIMBER WINDOWS AND DOORS WITH NEW  
POWDER COATED ALUMINIUM, COLOUR BROWN TO MATCH  
EXISTING. (EXISTING ELEVATIONS AND WINDOW DETAILS RECEIVED  
22.10.2019)**

**MR PAUL WILLIAMS**

POLICY: Built Up Areas / Classified Roads - 20m buffer / Aerodrome  
Safeguarding (CAA) /

ODPM CODE: Minor Other

8 WEEK DATE: 8th November 2019

WARD MEMBERS: Cllr Simon Hicks / Cllr Anne Eves /

CASE OFFICER: Caroline Grist

### **Purpose of Report**

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

### **Executive Summary**

This application seeks planning permission to replace windows and doors at Sheddingdean Community Centre, Maple Drive, Burgess Hill.

The application is before committee as the application site is located on land owned by Mid Sussex District Council.

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the National Planning Policy Framework.

The proposed changes to the windows and doors are considered to be appropriate for the character of the building, as well as the surrounding area, and would ensure that a community facility remains usable for residents. The proposal is also not considered to cause harm to neighbouring residential amenities.

The proposal is therefore deemed to comply with policies DP25 and DP26 of the Mid Sussex District Plan 2014-2031, policy S3 of the Burgess Hill Neighbourhood Plan as well as the broader requirements of the NPPF.

Planning permission should therefore be granted.

### **Recommendation**

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

## **Summary of Consultations**

(Full responses from Consultees are included at the end of this report as Appendix B.)

## **Summary of Representations**

No representations have been received in response to this application.

## **Parish Council Observations**

Burgess Hill Town Council recommend approval.

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## **Introduction**

This application seeks planning permission for replacement windows at Sheddingdean Community Centre, Maple Drive, Burgess Hill.

The application is before committee as the application site is located on land owned by Mid Sussex District Council.

## **Relevant Planning History**

BH/072/86 - Sheddingdean Neighbourhood Centre comprising four shops with four flats over. Permitted.

BH/076/86 - Community centre stage 1. Permitted.

BH/155/86 - Community centre - stage 2. Permitted.

## **Site and Surroundings**

Sheddingdean Community Centre is a west facing, detached, single storey building. It is constructed of bricks, with a clay tiled roof and brown timber windows. To the south is an enclosed outside area associated with the building.

The property is located within the built up area of Burgess Hill and is within the Sheddingdean Neighbourhood Centre. To the west of the site is a small parade of shops and services whilst to the east is Sheddingdean Primary School. The highway is located to the north; however the application site is set back by footpaths and grassed areas.

## **Application Details**

Planning permission is sought to replace existing windows within the property. The windows are currently timber and it is proposed to use powder coated aluminium that would be a brown colour to match the existing.

No new openings are proposed and the windows are to remain the same size as existing.

## **List of Policies**

### **Mid Sussex District Plan 2014-2031**

The District Plan was formerly adopted on the 28th March 2018.

DP25 - Community Facilities and Local Services

DP26 - Character and Design

### **Burgess Hill Neighbourhood Plan**

The Burgess Hill Neighbourhood Plan was made on 28th January 2016.

S3 - Protect and Enhance Existing Community and Medical / Health Facilities

## **National Policy**

### **National Planning Policy Framework (NPPF - 2019)**

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 8 sets out the three overarching objectives economic, social and environmental. This means ensuring sufficient land of the right types is available in the right places and at the right time to support growth; supporting strong, vibrant and healthy communities by ensuring a sufficient number and range of homes can be provided; fostering a well-designed and safe built environment; and contributing to protecting and enhancing the natural, built and historic environment; and using natural resources prudently.

Paragraph 47 states: *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'*

## **National Planning Policy Guidance**

### **Assessment (Consideration of Key Issues)**

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

The main issues considered relevant to this application are the proposed design and impact on the character of the area and impact on neighbouring residential amenity.

## Principle of development

Mid Sussex District Plan policy DP25 in part states that:

*'The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported'.*

Policy S3 of the Burgess Hill Neighbourhood Plan identifies that community facilities within Burgess Hill are an important resource for the local community and should be retained. It supports the improvement of existing community facilities.

The proposal seeks to replace existing timber windows and doors with aluminium units. It is considered that the proposal would not affect the current service that the community centre provides and will ensure that the facility can be used in the future. As such it is considered that the principle of the works is acceptable and in accordance with policy DP25 of the Mid Sussex District Plan and policy S3 of the Burgess Hill Neighbourhood Plan.

## Impact on the Character of the Area

Policy DP26 of the District Plan relates to character and design and 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 application property is located within a Neighbourhood Centre, which contains a selection of local services that are of a similar age and design. Brown windows are found across these buildings; however the majority of frames are not timber.

The proposed windows and doors are to be the same size and shape as the existing and will have matching fenestration that is to be brown in colour. Whilst the aluminium frames will provide a different finish to the existing timber units it is considered that the change in material would not result in significant harm to the character and appearance of the application property or the surrounding area. The proposal would therefore accord with policy DP26 of the Mid Sussex District Plan.

### **Impact on neighbouring amenities**

Policy DP26 of the District Plan also relates to amenity and states that:

*'All applicants will be required to demonstrate 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 (see Policy DP29).'*

The proposal would not result in any new openings or existing windows and doors being enlarged. All obscure glazing is to be retained in the same position. As such, it is considered that the proposal would not result in any loss of privacy to neighbouring buildings. The proposal would not result in the enlargement of the property or any alteration that would result in a loss of light or outlook to surrounding premises.

Due to the nature of the proposed development there would not be any significant harm in terms of noise, air or light pollution. It is therefore considered that the proposal would comply with the above mentioned policy requirements.

### **Conclusions**

The proposed changes to the windows and doors are considered to be appropriate for the character of the building, as well as the surrounding area, and would ensure that a community facility remains usable for residents. The proposal is also not considered to cause harm to neighbouring residential amenities.

The proposal is therefore deemed to comply with policies DP285 and DP26 of the Mid Sussex District Plan 2014-2031, policy S3 of the Burgess Hill Neighbourhood Plan, as well as the broader requirements of the NPPF.

Planning permission should therefore be granted.

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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.

### **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. The windows and doors hereby approved shall be finished in a brown colour to match the existing units unless otherwise agreed in writing by 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 2014 - 2031.

## **INFORMATIVES**

1. In accordance with Article 35 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.
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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Submitted Date</b>
Existing Elevations	T002		22.10.2019
General	WW 01		22.10.2019
Location Plan	PL001		06.09.2019
Site Plan	T002		06.09.2019
Proposed Floor Plans	PL003		06.09.2019
Proposed Elevations	PL004		06.09.2019

**APPENDIX B – CONSULTATIONS****Parish Consultation**

OBSERVATIONS: Recommend Approval