

Application DM/21/0555 – Walstead House, Birchwood Grove Road, Burgess Hill.



I am not sure if the Town Council is aware that planning permission was first granted for two dwellings on this site in 1966 and 1967. One of the dwellings was built and is now known as Walstead House and the permission for the other dwelling remains extant. Hence planning permission already exists for a second dwelling on the application site. The extant permission is for a two storey dwelling located in the exact position of the dwelling now proposed.

As you know planning permission was recently refused for a dwelling on the site due to its overall size. My client's current proposal is for a smaller dwelling.

You will note that in refusing planning permission for a larger dwelling on the site the District Council raised no objections in relation to the following:

- The principle of providing an additional dwelling on the site
- The design and appearance of the dwelling in itself
- Highway safety
- Parking provision
- The health of any trees or hedges
- Ecology and landscaping.
- The proposed living conditions
- The living conditions of existing residents
- Drainage and flood risk

Policy CO1 of your Neighbourhood Plan actively promotes sustainable development. Whilst policy H2 places restrictions on back garden development, the supporting text to this policy makes it clear that this relates to rear gardens only. It states:

“ This does not include infill sites which are defined as sites within street frontages such as small workshops and garages, gaps in terraces and gardens to the side of houses”

The application site is not within an area identified as being of Townscape value and so policy H3 is not applicable.

The proposed plot is also separated from the conservation area by two large modern detached houses and their gardens, as well as dense hedges and trees.

Collectively policies DP5, DP6 and DP26 of the Mid Sussex District Plan support new housebuilding in the existing built-up residential areas of Burgess Hill provided their design and appearance can be readily assimilated into their surroundings.

As already stated, the principle and siting of a dwelling on this site has already been accepted. In relation to design, the plot is flanked to the west by Walstead House which is one of a number of contemporary designed dwellings in the locality. To the east is Cherry Tree House which is a modern estate dwelling, which has planning permission for a large contemporary side extension immediately alongside the application site. Further afield are a broad range of modern estate dwellings, individually designed contemporary dwellings and older dwellings, which are concentrated in the

conservation area. It is relevant to note that a number of the contemporary dwellings are within and immediately adjacent to the conservation area.

Most dwellings are two storeys in height and they occupy a diverse range of plots sizes and shapes. The majority of dwellings project close to their side boundaries and the illustrative layout submitted with the extant planning permission similarly shows the two houses sited alongside each other and close to their side boundaries. The recently approved large side extension to Cherry Tree House projects almost up to its side boundary with the application site. As does the large contemporary dwelling a short distance to the southwest at Conifers, the estate dwellings a short distance to the northeast and a number of dwellings in the conservation area to the west.

All of these factors weigh firmly in favour of the proposal and I can find no conflict with policy at any level.