

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2492	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed two-storey side and rear extensions with new front porch to existing single dwelling		
Site:	19 Lucastes Road, Haywards Heath, West Sussex, RH16 1JN, , , ,		
Validation Date	2 Oct 2025	Overall Expiry Date:	7 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Nov 2025
Target Date:	27 Nov 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	25 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2492

**19 Lucastes Road, Haywards Heath, West Sussex, RH16 1JN, , ,
Proposed two-storey side and rear extensions with new front porch to existing single dwelling
Mr & Mrs Pester**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the application.

SUMMARY OF CONSULTEES

Conservation Officer: *'On balance, therefore, the proposal is considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.'*

Southern Water: *'The development site is not located within Southern Water's statutory area for water supply services.'*

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the development of a two-storey side and rear extension. The proposal would also develop a single storey side and rear extension as well as a front porch extension.

RELEVANT PLANNING HISTORY

DM/25/1113 - Proposed two-storey wrap around extension and new porch. Withdrawn 29.05.2025.

SITE AND SURROUNDINGS

The application relates to 19 Lucastes Road, a two storey detached dwelling which features a pitched roof. The dwelling is set back from the highway edge by a front driveway area which is bounded in a courtyard from by the main element of the dwelling to the south-east and the single storey garage outshot to the south-west. The existing dwelling is afforded ample garden amenity moving towards the south-east and features a rear patio area to the rear elevation. The property is composed of brick walls and tile hanging at first floor level, a tiled roof and uPVC windows and doors.

With regard to the sites locality, there are a number of other residential properties with a range of architectural styles. Plots are generally spacious with dwellings set back from the roadside edge with grass verges running adjacent to the road.

The site is within the built-up area for Haywards Heath as defined in the District Plan (DP). The site is also set within the Lucastes Conservation Area.

APPLICATION DETAILS

The proposal would develop a two-storey side extension that would measure at approximately 7m in length, 1.9 wide, have an eaves height of 4.8m and a ridge height of 7.6m. The extension would utilise matching brickwork walls and matching roof tiles.

To the rear elevation a new two storey extension would be developed which would measure at circa 2.7m in depth, 4.3m wide, 4.8m high to the eaves and 6.4m high to the ridge. The proposal would be composed of timber clad walls, matching roof tiles and white PCC aluminium windows.

A new side and rear extension would be erected which would wrap around the south-western corner of the dwelling. The proposed extension would have an approximate maximum length of 8.3m, a maximum width of 12.4m and measure at 2.5m high. The proposed extension would comprise matching brickwork walls, a single ply flat roof membrane and grey PCC aluminium sliding doors.

To the front of the dwelling a new single storey front porch would be developed. The porch would measure at approximately 1.2m in depth, 3.3m wide, have an eaves height of 2.3m and a ridge height measuring at 3.5m. The proposed porch would utilise a brickwork plinth, timber framing and matching roof tiles.

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, Site Allocation Development Plan Document (DPD) and the Haywards Heath 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 at Full Council on 28th March 2018.

Relevant policies:

DP26: Character and Design

DP35: Conservation Areas

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.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan (Made March 2016)

Policy E9 - Protection and Reinforcement of Local Character

Policy H9 - Domestic Extensions

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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 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.

Relevant policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPB3 - Conservation Areas

DPN4 - Trees, Woodland and Hedgerows

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 (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135, 139, 189, 207, 208, 209, 212-215, 219 & 220.

National Design Guide (Published January 2021)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Impact on Character, Appearance and Heritage Assets
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

Impact on Character, Appearance and Heritage Assets

In terms of the impact on the Lucastes Conservation Area, policy DP35 of the District Plan states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:
o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.
Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

Significance is defined in Annex 2 of the NPPF as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

Paragraph 208 of the NPPF requires the Local Planning Authority to identify and assess the particular significance of any heritage asset that may be affected and take this into account when considering the impact of a proposal.

The Lucastes Conservation Area, by virtue of its designation, is significant in heritage terms and this significance is likely to arise from its aesthetic (fortuitous) value and historical (illustrative) value.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraphs 212 - 215 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy DP26 of the 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:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*

- o *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'*

Furthermore, Policy H9 of the Neighbourhood Plan states that:

'Extensions to existing dwellings will be permitted where it meets the following criteria:

- o *The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- o *Spacing between buildings would respect the character of the street scene.*
- o *Gaps which provide views out to surrounding countryside are maintained.*
- o *Materials are compatible with the materials of the existing building.*
- o *The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- o *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

Policy E9 of the Haywards Heath Neighbourhood Plan states that:

'Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- o *height, scale, spacing, layout, orientation, design and materials of buildings,*
- o *the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,*
- o *respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,*
- o *creates safe, accessible and well-connected environments that meet the needs of users,*
- o *will not result in unacceptable levels of light, noise, air or water pollution,*
- o *Makes best use of the sites to accommodate development,*
- o *Car parking is designed and located so that it fits in with the character of the proposed development.'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise, it should demonstrate the appropriateness of the alternative approach.'

Additionally, Principle DG50 as set out within the Design Guide, relates to front extensions:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

Principle DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to side extensions:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

In terms of rear extensions, principle DG51 states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'

The below assessment is made whilst being mindful of this guidance and having regard to the statutory duty of the Council, as the Local Planning Authority, to pay special attention to the desirability of

preserving or enhancing the character and appearance of the Conservation Area in accordance with the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Whilst the dwelling is set within the Lucastes Conservation Area, it is considered that the property itself is set back from the highway edge and views from the public domain are therefore set from a distance.

With regard to the proposed two storey side extension, whilst this addition would contribute towards the overall bulk, size and scale of the dwelling, the use of matching materials is considered to help the proposal assimilate with the existing. Furthermore, this element of the proposal would match the existing ridge and eaves height. This would allow the extension to be read as a continuation of the existing dwelling.

The proposed side and rear single storey extension would effectively wrap around the existing dwellings footprint. As noted by the Conservation Officer in their response to the proposal, this feature may be considered contentious in other scenarios, however as this corner in the house is set within a visually discrete position in terms of public views, a refusal on these grounds could not be sustained.

To the front of the dwelling, the proposed single storey front porch would be of an overall limited size and scale. The use of the timber framing to the porch is considered to be a subservient material and the use of the pitched roof over the main doorway would likely establish visually and architecturally the primary entrance to the dwelling.

Provided the sites location within the Lucastes Conservation Area, a number of pre-commencement conditions have been suggested by the Council's Conservation Officer regarding details of the proposed materials. Such a condition is considered to be relevant and necessary should permission be granted.

Accordingly, the development proposal is considered to conserve the special character and appearance of the Lucastes Conservation Area and is considered to result in a neutral impact. As such, it is considered that the proposal would comply with Policies DP26 and DP35 of the Mid Sussex District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the relevant paragraphs of the NPPF.

Impact on Neighbouring Amenities

Policy H9 of the Haywards Heath Neighbourhood Plan states that proposals should 'safeguard' neighbouring amenities with regard to privacy, daylight, sunlight and outlook whereas policy DP26 of the MSDP states that development should 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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. As such, Policy DP26 of the Mid Sussex District Plan is considered to take precedence and therefore the test in this instance is whether the development causes 'significant harm' to neighbouring amenities as outlined above.

The existing dwelling is considered to be set away from any nearby neighbouring properties and is considered to be set within a spacious plot. Whilst the proposed side extensions would be set circa 1.5m away from the shared boundary with No.1 Lucas Way, it is considered that this neighbouring property is significantly offset from the extension. As such, it is not considered that a significant overbearing impact would be incurred.

There would be a number of ground floor windows added to the side (south-west) elevation. It is considered that these windows views would be limited by virtue of their ground floor siting and that the existing fence and foliage to the shared boundary would likely obscure views further. Accordingly, it is not considered that the proposal would result in an unduly significant overlooking impact.

A large amount of glazing would be used to the rear elevation of the rear two storey extension element which would face out towards the existing established garden amenity space. However, these window

openings may be used to access the flat roof of the single storey extension, thus making this space in effect a balcony. It is therefore considered necessary and relevant should permission be granted to append a condition restricting the flat roofs use as a balcony in the interest of preserving neighbouring occupiers privacy.

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.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, resulting in a neutral impact on the Lucastes Conservation Area and will not harm neighbouring amenities.

The proposal will comply with Policies DP26 and DP35 of the District Plan, Policies H9 and E9 of the Haywards Heath Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas