

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1958	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Install small conservatory to the front of the property.		
Site:	21 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LE, , , ,		
Validation Date	6 Aug 2026	Overall Expiry Date:	1 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Sep 2026
Target Date:	1 Oct 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	8 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1958

**21 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LE, , ,
Install small conservatory to the front of the property.
Mrs G Hollis**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None

TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for the installation of a conservatory to the front of the property.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

21 Lucastes Lane is a two storey link detached pitched roofed dwelling. The walls are a mix of painted brickwork, render and hanging tiles with upvc doors and windows.

The driveway is sloped from south to north to the highway being at a higher level.

To the north of the site is the driveway to highway beyond, to the south of the site is the rear garden with the set lower No.66 Lincoln Wood beyond, to the west of the site is the set back No.23 and to the east is the link detached No.19.

The site is within the built-up area of Haywards Heath

APPLICATION DETAILS

The proposed front extension measures 2.25m in depth, 2.94m in width with an approximate flat roofed height of 2.475m.

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:

Policy DP26 - Character and Design

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.

Haywards Heath Neighbourhood Plan

The Haywards Heath Neighbourhood Plan was made on 15th December 2016

Relevant policies:

Policy E9 - Design

Policy H9 - Building Extensions

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

DPB1 - Character and Design

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.

West Sussex County Council Guidance for Parking at New Developments (September 2020)

National Planning Policy Framework (NPPF) (August 2026)

The National Planning Policy Framework (NPPF) 2026 is a material consideration. Paragraph 17 and policies DP3, L2 and P3 are considered to be relevant to this application.

ASSESSMENT

Design and Character

Policy DP26 of the District Plan relates to character and design. In addition, policies E9 and H9 of the Neighbourhood Plan has a similar ethos. However, policy DP26 is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 in part states:

'To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location.

e. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

g. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting'.

Principle DG49 of the Mid Sussex Design Guide relates to extensions and 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.'

Principle DG50 relates specifically to front extensions and states:

'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.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

Front extensions characterise the streetscene including at neighbouring No.23 (03/00105/FUL), No.19 (DM/22/2837) and No.17 (DM/17/1314).

The front extension is a modest enlargement to the existing dwelling. It is to be subservient to the existing dwelling and whilst the proposed extension would be highly visible, it would be viewed in context of the existing garage and will use sympathetic materials to the existing dwelling.

Therefore, in terms of character and design, the proposal complies with policies DP26 of the Mid Sussex District Plan, E9 and H9 of the Haywards Heath Neighbourhood Plan and policy DP3 of the NPPF.

Impact on Neighbouring Amenity

In assessing the potential impact of the proposed development works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26. Policy H9 of the Neighbourhood Plan has a similar ethos.

However, policy DP26 is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*.'

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

The proposed front extension is single storey and located approximately 4.70 metres from the closest shared boundary with the set forward attached garage between. The front extension will face onto the front garden and street scene and will therefore not result in unacceptable harm to neighbour amenities.

The proposal is therefore considered to comply with the above mentioned parts of policies L2 and P3 of the NPPF and policy DP26 of the District Plan and policy H9 of the Neighbourhood Plan.

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

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 NPPF.

In conclusion, the proposal is considered acceptable in terms of design, scale and form to the dwellinghouse and locality and would not cause unacceptable harm to the amenities of neighbouring residents. Therefore, the application complies with policies DP3, L2, P3 of the NPPF, policy DP26 of the Mid Sussex District Plan and Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and is considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell