

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 November 2025 15:35:34 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: DM/25/2492 19 Lucastes Road, HH

Hi Stefan

Comments on the above planning application.

19 Lucastes Road is an unlisted detached house located within the Lucastes Conservation Area. It is set in a back land position to the east of Lucastes Road, with its neighbour no. 17. Unless it has been rebuilt, no 17 (formerly known as Staples) appears from historical map regression to be the earlier of the two buildings, also pre-dating the houses to the road frontage; this pair and no. 19 (and possibly no. 17, if rebuilt) appear to date from a single development during the later part of the 20th century occupying the garden of Staples.

Although the Council does not have an adopted character appraisal for the Lucastes Conservation Area, the Council's document 'Conservation Areas in Mid Sussex' contains a brief high level analysis of its key features. This comments that:

'The Lucastes Conservation Area is predominantly residential in nature, with the majority of buildings dating from the 1950s and 1960s. There are also several substantial Victorian dwellings. There are a number of features which contribute to the special character of the Conservation Area:

- the variety of buildings which represent a range of age types and architectural styles;*
- the spacious nature of development, which is characterised by buildings set back from the road frontage, with wide grass verges along Lucastes Avenue and Lucastes Road...'*

The current proposal, which follows on from pre-application advice, is for alterations and extensions to no. 19, comprising:

- A full height side extension to the southern end of the building; and
- An adjacent part one, part two storey addition wrapping around the rear (south-west) corner of the building.
- A new porch to the front elevation.

The proposal has been revised since pre-application stage in respect of the form of the side extension, which as now shown is a simple full height extension of the existing building. Although this increases the width of façade of the building, and adds bulk, the impact on the appearance of the house in the most significant public views from the direction of Lucastes Road and the entrance driveway is relatively minor, and is considered on balance acceptable. In other circumstances, the further side and rear extensions might be considered contentious due to their bulk and the manner in which they wrap around the rear corner of the building, but here given the relative lack of

visibility of this rear corner of the building from views outside the site, it is not considered that an objection on these grounds could be sustained. The proposed new front porch is a relatively minor addition to the façade of the building and is of a light-weight construction. Subject to detail, this aspect of the proposal is not considered contentious.

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.

I would recommend the following conditions:

- Details of roofing and facing materials
- Brickwork to match existing adjacent work in colour, texture and bonding pattern, and colour, texture and style of pointing.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - - Typical examples of new windows and external doors
 - - Typical eaves detail.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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