

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1781	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed conversion of existing integral garage into habitable accommodation (home gymnasium)		
Site:	8 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LD, , , ,		
Validation Date	20 Jul 2026	Overall Expiry Date:	12 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Aug 2026
Target Date:	14 Sep 2026	Recommending Officer Signature:	Andrew Horrell

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

Signed and Agreed By:	Stephen Ashdown	Date:	21 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1781

**8 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LD, , ,
Proposed conversion of existing integral garage into habitable accommodation (home
gymnasium)
Mrs M Palmer**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None

TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for the conversion of the integral garage into a home gymnasium.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

8 Lucastes Lane is a two storey detached hipped roofed dwelling with front gable and pitched roofed dormers. The walls are characterised by face brickwork and hanging tiles and timber doors and windows.

To the north of the site is the rear garden with neighbouring Nos 19 and 20 The Drove way beyond, to the south of the site is the driveway to highway beyond, to the west of the site is brick wall boundary with the Drove way beyond and to the east is hedging to set back No.6 Lucastes Lane.

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

APPLICATION DETAILS

The existing integral double garage to be converted into a home gymnasium.

The existing garage doors are to be infilled with face brickwork to match existing and two three pane windows measuring some 1.8m by 1.2m each.

Garage conversion permitted development rights were removed under condition 5 of HH/196/85 which stated that: *"the buildings shall not be occupied until the parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles"*.

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 DP21 - Transport

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

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

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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.

The National Planning Policy Framework (NPPF) 2026 is a material consideration.

ASSESSMENT

Design and Character

Policy DP26 of the Mid Sussex 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:

- 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."*

Policy E9 of the Haywards Heath Neighbourhood Plan is most relevant.

Policy E9 states:

'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 site to accommodate development,*
- o Car parking is designed and located so that it fits in with the character of the proposed development.*

Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character'.

The materials and windows to infill the existing garage doors are of a style consistent with the existing dwelling, so the proposal would be acceptable in design terms.

Therefore, in terms of character and design, the proposal complies with policies DP26 of the Mid Sussex District Plan, E9 of the Haywards Heath Neighbourhood Plan and the relevant paragraph of the NPPF

Impact on neighbouring properties

Policy H9 states that proposals should "safeguard" adjoining neighbours amenity 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 MSDP 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 main properties affected by the proposal would be 19 and 20 The Droveaway.

Neighbouring occupants would be most affected by the change of use of the building from storage (of vehicles and/or sundry items) to habitable accommodation, but this would be consistent with the usage of the dwelling. Its scale is sufficiently small that it would not result in a significant nuisance to neighbouring occupants in terms of noise or activity. As a single storey dwelling with the only additional outlook being on the front elevation, would be no more harmful than the existing overlooking from current front windows.

Therefore, in terms of neighbouring amenities, the proposal complies with DP26 of the Mid Sussex District Plan and H9 of the Haywards Heath Neighbourhood Plan.

Parking Provision

As the existing garage is to be converted and an additional bedroom is proposed, parking standards have to be assessed.

Plans show that the dwelling as proposed has 5 bedrooms, West Sussex County Council September 2020 Parking Standards Guidance outlines that for a 5-bedroom dwelling in this location that 2.5 parking spaces has to be provided.

There is parking on the driveway for 3 cars, so there is a slight shortfall. However, there is modest parking restrictions on the road (9 -10am, 1-2pm on weekdays) and the site is within walking distance of alternative forms of transport (buses and train) and the town centre.

Therefore, the proposal complies with DP21 of the Mid Sussex District Plan and WSCC Parking Standards Guidance.

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.

The proposed alterations are considered be sensitive to the existing design of the dwelling, the wider streetscene, it will not cause significant detriment to the amenities of the neighbouring properties and will be in a sustainable location in terms of parking provision. The application therefore complies with Policies DP21 and DP26 of the District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan, as well as the adopted Mid Sussex Design Guide as well as the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell