

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1718	Case Officer:	Catherine Cardin
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Proposed front entrance porch.		
Site:	90 Turners Mill Road, Haywards Heath, West Sussex, RH16 1NJ, , , ,		
Validation Date	16 Jul 2026	Overall Expiry Date:	7 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Sep 2026
Target Date:	10 Sep 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	2 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1718

**90 Turners Mill Road, Haywards Heath, West Sussex, RH16 1NJ, , ,
Proposed front entrance porch.
Mr And Mrs L Levoi**

PARISH COUNCIL OBSERVATIONS

As this is an application for a Lawful Development Certificate and is, therefore, a legal matter, the Town Council defers the decision to Mid Sussex District Council.

REPRESENTATIONS

None received.

INTRODUCTION

This is an application for a Lawful Development Certificate to establish whether the proposed development, consisting of the construction of a new porch, would constitute permitted development.

RECENT PLANNING HISTORY

CU/171/81- Extensions. Permission.
HH/235/91- Kitchen and bedroom extension. Permission.

SITE AND SURROUNDINGS

90 Turners Mill Road is a detached two-storey dwelling. The property is characterised by white render, white uPVC windows and a plain tile roof. The property has a catslide roof and has been extended previously.

The property lies within the built-up area boundary of Haywards Heath. Neighbouring properties are located to the north, east and south. Highway is located to the west.

APPLICATION DETAILS

Submitted plans show that the porch would measure approximately 2.2 metres in width and 0.8 metres in depth. This would have a pitched roof with a maximum height of approximately 3 metres and an eaves height of 2.3 metres.

The submitted plans indicate additional works to the property, including the conversion of the garage, the installation of two windows to the front elevation and the extension of the hallway. As these works fall outside the description of development, they have not been assessed as part of this application and are therefore not lawful under this Certificate.

LEGAL FRAMEWORK

This application is to establish whether the proposed development would benefit from permitted development rights and will be a legal decision; planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Part 1, Class D, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Class D - porches

Permitted development

D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) the ground area (measured externally) of the structure would exceed 3 square metres;
- (c) any part of the structure would be more than 3 metres above ground level;...
- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

ASSESSMENT

The property's planning history has been checked and household permitted development rights are understood to be intact for the proposed development. The property is not located on article 2 (3) land.

The proposed porch would not measure more than 3 square metres and would not exceed 3 metres above ground level. The porch would not be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class D, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Catherine Cardin