

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 16 June 2025 11:29:31 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/25/0986 22 Lucastes Avenue, HH

Hi Cathy

Comments on the above planning application.

My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The application site is an unlisted detached mid 20th century house located within the Lucastes Conservation Area of Haywards Heath. The house is of brick construction with a hipped tiled roof, and appears to have been extended to the front and rear. The house itself is not of any particular interest, and makes at best a neutral contribution to the character and appearance of the Conservation Area, but the gardens within which it is set, which are fairly generous and include a deep front garden space, contribute positively to the open and verdant character of the Area.

The current proposal is for works to the rear of the house to demolish and replace an existing raised ground level conservatory (the ground falls away to the back of the house) and the associated decking and steps. The existing conservatory is not of any particular interest, and its demolition and replacement are not considered contentious in principle.

The proposed replacement extension and associated steps and decking are similar in footprint and bulk to the existing, and remain appropriately subservient to the house.

The extension is more solid in construction than the existing conservatory, and has a flat as opposed to a hipped roof. The associated steps and decking are also of a more contemporary appearance. Arguably, this relates less well to the original house than the existing structures, however given the position of the extension to the rear of the house, away from public views and the surrounding screening in terms of views from neighbouring gardens, it is my opinion that an objection on these grounds would be difficult to sustain.

The proposal is therefore 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
- New brickwork should be 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
 - - typical balustrade 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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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