

# Planning statement

**20 Lucastes Lane, RH16 1LD**

**October - 2025**

This Planning Statement has been prepared by Resi Design LTD as part of a Householder planning submission to Mid Sussex Council.

## **Context of the application:**

- The proposed façade alterations will not impact the character or appearance of the dwelling. All neighbouring houses display distinct and varied designs; therefore, no consistent architectural rhythm or established street pattern will be disrupted.
- Key front façade features, such as the garage doors and window typology, are being retained or matched to ensure continuity with the existing property. The proposed front façade changes will also match the existing doors and windows in colour and proportion, blending seamlessly with the existing elevations.
- Alterations to the rear façade are not visible from the main road or neighbouring properties and will therefore have no detrimental effect on the character or visual amenity of the area.
- The proposed two-storey side extension and single-storey rear extension have been carefully designed to complement the existing dwelling. Both elements are subordinate in scale and massing, ensuring they do not appear overbearing to neighbouring properties.
- Neighbouring dwellings are set at a sufficient distance, ensuring no loss of privacy, daylight, or outlook. All proposed materials will match and complement the existing property, using high-quality finishes that will weather well and remain in keeping with the overall character of the home.

## **Impact on neighbours:**

- There will be no impact on neighbouring properties, as the house is a detached dwelling set well apart from adjacent homes. As a result, issues such as overshadowing, loss of privacy, or overbearing impact are not applicable to this proposal.

## **The Precedence:**

There are several proposals of a similar scale on the same street, as listed below:

- **DM/19/3853**  
Proposed two storey side extension. (Amended Plans Received 06.12.2019)  
26 Lucastes Lane Haywards Heath West Sussex RH16 1LD.
- **DM/18/0643**  
Demolition of existing conservatory to rear of dwelling and construct a single storey rear/side extension. The entrance to the property is proposed to be moved to the front elevation, with oak framed porch.  
6 Lucastes Lane Haywards Heath West Sussex RH16 1LD.
- **DM/16/3248**  
Garage conversion with first floor extension over.  
26 Lucastes Lane Haywards Heath West Sussex RH16 1LD.
- **DM/15/0570**  
Proposed first floor side and front extensions plus rear ground floor extension.  
Amended plans received 08.03.2015 showing proposed changes to fenestration.  
18 Lucastes Lane Haywards Heath West Sussex RH16 1LD.

## **Conclusion:**

We deem the proposal acceptable due to the reasons above.