

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0020	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed garage conversion, ground floor rear extension, double storey side extension, floor plan redesign and all associated works.		
Site:	20 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LD, , , ,		
Validation Date	5 Jan 2026	Overall Expiry Date:	3 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Apr 2026
Target Date:	2 Mar 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	14 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0020

**20 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LD, , ,
Proposed garage conversion, ground floor rear extension, double storey side extension, floor plan redesign and all associated works.
Huw Jenkins**

SUMMARY OF REPRESENTATIONS

One letter received from neighbour at no. 18 Lucastes Lane, raising the following concerns:

- Proposed extension projects beyond the 45 degree line from nearest bedroom window
- Proposed extension will result in significant overshadowing, loss of natural daylight and increased sense of enclosure.

SUMMARY OF CONSULTEES

MSDC Tree Officer

I have reviewed the Arboricultural Impact Assessment (AIA), and Tree Protection Plan (TPP), for this proposal and whilst I note the loss of one tree, it is a category C tree and therefore, not a constraint to development. I have no objection.

Please condition adherence to the AIA and TPP.

Southern Water

No objections to the proposed rear and side extension.

HAYWARDS HEATH TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

This application seeks planning permission for a garage conversion, ground floor rear extension, two storey side extension, floor plan redesign and associated works.

RELEVANT PLANNING HISTORY

05/00508/FUL - Construction of pitched roof to serve existing front elevation dormer window. Permission granted 12.04.2005.

06/02615/FUL - Construction of utility room extension between house and existing garage. Permission granted 17.01.2007.

SITE AND SURROUNDINGS

20 Lucastes Lane is a detached 1950s two storey house located in a row of similar properties on the northern side of Lucastes Lane.

The dwellinghouse is well set back from the road at a higher level and benefits from a single garage that is attached to the house via a link extension. The dwellinghouse benefits from a generous garden to the rear. Land levels rise to the rear (north).

The street scene is characterised by large detached dwellinghouses set in relatively spacious grounds.

In terms of planning policy, the property lies within the built up area of Haywards Heath. The site also lies within a Great Crested Newt red impact zone.

APPLICATION DETAILS

Proposed plans show that the rear section of the garage will be converted to form a utility room. A first floor extension is proposed above the footprint of the garage and link extension, together with a two storey infill extension to the front of the link extension, which falls in line with the front wall of the garage.

Proposed elevational drawings show that the combined extension will measure approximately 5.03 metres wide by 6.65 metres deep and 7.08 metres high. The exterior of the extension will be finished with facing brickwork to match the existing dwellinghouse with a plain tiled hipped roof proposed. The eaves of the roof will match those of the adjoining house, with the roof ridge of the extension shown to fall 0.97 metres below the ridge of the main roof.

To the rear, a ground floor extension is proposed that measures 3 metres deep by 9.88 metres wide and approximately 3.42 metres high. The extension will be finished with facing brickwork with a tiled mono-pitched roof proposed with 3 no. roof lights. A set of 4 glazed patio doors are proposed to the rear wall, together with 2 no. windows.

The proposed extensions will provide an enlarged kitchen / dining / snug area to the rear of the house with the utility room relocated to the garage and an office provided adjacent to the remaining section of garage. At first floor level, the extension will provide a 4th bedroom (master) and an ensuite bathroom and walk in wardrobe.

The existing patio area to the rear will be extended to accommodate the rear extension.

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:

DP21 transport

DP26 character and design

DP37 trees, woodland and hedgerows

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 the 15th December 2016.

Relevant policies:

- E9 design
- H9 building extensions

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 (Regulation 19) is currently at Examination and hearings were concluded on the 19th March 2026. 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:

- DPS2 sustainable design and construction
- DPS6 health and wellbeing
- DPN4 trees, woodland and hedgerows
- 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.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

The main issues deemed relevant to this application are:

- Design and impact on character of area
- Impact on neighbouring amenities
- Impact on trees
- Parking provision.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

Policy E9 of the Neighbourhood Plan has a similar stance, requiring all developers to '*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,...'

Neighbourhood Plan policy H9 more specifically relates to extensions and requires that the scale, height and form of the proposal fit unobtrusively with the existing building and character of the street scene.

In addition to the above, the Council's Design Guide SPD is a material planning consideration with design principles DG49, DG50 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling.'*

DG50 relates to front and side extensions and states in part that:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.'

DG51 relates specifically to rear extensions and states the following:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The proposed extensions are considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties. The side extension will be set back from the front wall of the house and will appear subservient in relation to the origin dwellinghouse, in line with guidance set out under design principle DG50. External materials are proposed to match the exterior of the existing dwellinghouse, thereby ensuring that the proposal blends in with the dwellinghouse and surrounding properties.

The proposal is therefore deemed in keeping and should not detract from the character and appearance of the area, thereby complying with policies DP26 of the District Plan and E9 and H9 of the Neighbourhood Plan.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development proposals 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'*.

Policy H9 of the Neighbourhood Plan states that the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

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 the Neighbourhood Plan was adopted at an earlier date to the District Plan, policy DP26 of the Mid Sussex District Plan is considered to take precedence and therefore the test in this instance is whether the development would cause significant harm to neighbouring amenities as outlined above.

The neighbour at no. 18 Lucastes Lane has raised concerns that the proposed side extension would not comply with the 45 degree guideline in respect of an adjoining bedroom window and would cause significant overshadowing, loss of natural daylight and create an increased sense of enclosure. The Planning Case Officer has visited the neighbouring property at no. 18 to assess potential impact upon amenities.

The detached dwellinghouse at no. 18 is located at a slightly lower level to the east of the application site and is set forward in its plot from the dwellinghouse at no. 20. Plans show that the proposed first floor / two storey side extension would be sited in close proximity to the western flank wall of no. 18

(approximately 1.8 metres at its closest point) and would project approximately 5.28 metres beyond the rear northern wall of no. 18.

To assess potential impact upon light levels, BRE Trust guidelines recommend that a 45 degree guideline is drawn diagonally down from the near top of the extension together with a 45 degree diagonal line drawn back from the end of the extension towards the adjoining property affected. This is a 'rule of thumb' guide. Should the centre of the adjoining first floor bedroom window at no. 18 fall within both 45 degree guidelines, then a significant reduction in light is likely.

When a 45 degree line is taken from the end of the extension towards the adjoining property, the line is found to encroach upon the bedroom window. However, when a 45 degree line is drawn from the near top of the extension as shown on the proposed rear elevation, this is not found to encroach upon the adjoining bedroom window. As such it is not considered that the proposal would cause a significant reduction in light levels to no. 18. As the proposed extension would be sited to the northwest of the dwellinghouse at no. 18, it is considered that sunlight levels to the property should not be significantly impacted, nor should the proposal cause significant overshadowing. In addition, as the adjoining bedroom at no. 18 is served by 2 no. windows to the rear elevation and an additional side window to the western elevation, this should assist in providing sufficient light levels to the room and ensuring that the proposed extension does not appear significantly imposing or overbearing in relation to the adjoining bedroom.

The proposed extension would also impact an adjoining ground floor living room window at no. 18, with both 45 degree lines found to encroach upon the window. However, the living room is also served by a set of patio doors with glazed panels either side, which is not impacted by the 45 degree lines. With this in mind and taking into account the existing relationship between properties and outlook from the window, it is not considered that the proposed extension would cause significant harm to the adjoining living room in terms of affecting light levels or outlook or appearing overbearing.

No windows are proposed to the eastern side elevation of the extension to create overlooking onto no. 18 or impact privacy.

To the west, the proposed ground floor rear extension will adjoin the side garage at no. 22, which is set back from no. 20. The proposal is not considered to significantly impact neighbouring amenities at no. 22.

In view of the above, whilst neighbouring concerns from no. 18 are noted, it is not considered that the proposal would cause significant harm to neighbouring amenities in terms of impacting light levels, outlook, privacy or creating a sense of enclosure as to warrant refusal of the application. The proposal is therefore considered to accord with policy DP26 of the District Plan.

Parking provision

Plans show that the partial conversion of the attached garage is proposed to provide a utility room. The proposed extension would also provide an additional fourth bedroom at the property.

Policy DP21 of the District Plan relates to Transport and states in part that development proposals should provide 'adequate car parking for the development, taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable.'

Whilst the proposed development would effectively result in the loss of a garage parking space, a long driveway measuring approximately 16.5 metres long will remain to the front of the garage, providing 3 off road parking spaces.

The West Sussex County Council Car Parking Demand Calculator recommends that a 4 bed dwelling in this location has 3 off road parking spaces. As such, sufficient off-road parking will remain for the proposed development.

Impact on trees

Policy DP37 of the District Plan refers to trees and states in part that: *'development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.'*

Policy E9 of the Neighbourhood Plan requires development proposals to protect natural features such as trees.

An Arboricultural Impact Assessment and Method Statement has been provided during the planning application. This advises that a category C Western Red Cedar tree will be removed to facilitate the rear extension. The proposed rear extension and extended patio area will fall in close proximity to the Root Protection Areas (RPAs) of category C trees T2 and T8; in order to prevent direct impact such as soil compaction or accidental root damage, these areas will be strictly managed as Construction Exclusion Zones (CEZs) which will be demarcated by protective fencing.

The Council's Tree Officer has been consulted on the proposal and has advised that she has no objection to the proposal as the proposed removal of the category C tree is not considered a constraint to development. The proposal therefore accords with policy DP37 of the Mid Sussex District Plan and policy E9 of the Neighbourhood Plan.

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. An informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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

The proposed extension and associated works are considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not detract from the character and appearance of the area. The proposal is not considered to cause significant harm to neighbouring amenities in terms of affecting light levels, outlook, privacy or creating a sense of enclosure. Sufficient on-site parking will remain. The proposal therefore accords with policies DP21, DP26 and DP37 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the Council's Design Guide SPD.

Decision: Permission

Case Officer: Deborah Lynn