

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 30 June 2026 16:33:23 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/26/1138 41 Lucastes Avenue, HH

Hi Catherine

Comments on the above planning application.

41 Lucastes Avenue is an unlisted, detached house set in a relatively prominent position at the junction of Lucastes Avenue and Lucastes Lane. The house appears to date originally from the late 19th or early 20th century, but has been heavily altered and extended, including by the addition of a conservatory to the rear, adjacent to Lucastes Lane. It makes a neutral contribution to the character and appearance of the Area, notwithstanding its relatively early date of construction.

The current proposal is for the demolition of the conservatory and its replacement, on a slightly enlarged footprint, with a solid extension with a crown roof. In addition, it is proposed to replace the roof of the existing adjacent lean-to with a different pitch, to match the main house and proposed new extension.

The existing conservatory is not of any particular merit, and its removal is not considered contentious in principle. The proposed replacement extension is somewhat greater in height and bulk than the existing, but remains appropriately subservient to the house, and is well screened in views from Lucastes Lane by existing dense hedging to the boundary. The crown roof may not be considered acceptable in some circumstances within a Conservation Area, but in this case given the nature of the existing conservatory which is to be removed, and the level of screening, it is not considered contentious. The alterations to the existing lean-to roof are also not considered contentious. Subject to detail, the proposal is considered to preserve the character and appearance of the house and of the Conservation Area.

The proposal is therefore considered to meet 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
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of new windows and external doors

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>

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