

17 March 2025

Planning and Heritage Statement

Proposed garage alterations - Mead Lodge, Courtmead Road, Cuckfield

1. Introduction

- This statement accompanies a Householder Planning Application to enlarge the existing detached garage to the side and attach to the house. The proposal also includes for some additional solar PV panels to be located on the garage roof.
- This statement considers the site and surrounding area, planning history and forms the Heritage Statement required for development in a Conservation Area.

2. Site and surroundings

- The application site is located in the Courtmead Road, a private road located to the east of the village and south of Broad Street. The houses in Courtmead Road date from the Edwardian period up to the late 20th Century and there is a wide range of architectural styles from Arts and Crafts to contemporary modern.
- Mead Lodge is one of 5 properties built as a single development on the north side of Courtmead Road in the mid-1960's. The houses are designed in a traditional style and all of individual design, apart from Mead Lodge and The Pad, which were of identical design originally. The Pad has been extended the west side with a two storey extension (ref. 07/03280/FUL) in 2007 and a first floor side extension over the converted garage (ref. 01/00228/FUL) in 2001. The neighbouring property to the east, The Limes, has been extensively altered and extended in the last 3-4 years.
- The site lies on the eastern edge of Cuckfield Conservation Area.
- The Broad Street House (Grade II) is the closest Listed Building in proximity of the application site (approximately 150m away) and is located at the junction of Broad Street and London Lane.

3. Recent Planning history

- DM/22/3224 - first floor side extension, single storey rear extension, alterations to existing rear dormer, solar pv panels located on detached garage roof - permission granted 22.12.22 and works now completed
- Ref. CU/345/79 - conversion of the integral garage into a study, rear extension to detached garage, addition of front porch, conversion of roof space into habitable room including addition of front and rear dormers.

4. The proposals

- The proposals are to extend the existing garage to the west side, enclosing the existing pathway and attaching the garage to the east elevation of the house. The existing front wall of the garage will be removed and rebuilt slightly further back with new, wider garage door opening. New bifold, panelled garage doors to be installed.

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4. The proposals (cont.)

- A tiled pitched roof canopy to be built above new front wall of garage to match existing tile hanging and front porch.
- The proposals also includes for some additional solar PV panels to be located on the flat roof of the garage in a south facing array adjacent to existing installed and to be screened from view by the proposed new front pitched roof canopy.

5. Relevant Planning Policy

- The following Policies have been considered in the design for the proposed extensions/ alterations;
- Cuckfield Neighbourhood Plan – CNP 1a) & b) and CNP 10
- Mid Sussex District Plan – DP 26, DP 34 and DP 35
- Mid Sussex Design Guide SPD – DG49 and DG50

6. drawings submitted

- MCR-G-101, MCR-G-102, MCR-G-103, MCR-G-104, MCR-G-105, MCR-G-106, MCR-G-107, MCR-G-108, MCR-G-109, MCR-G-110

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