

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 June 2026 15:47:00 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: Rose Cottage, High Street, Cuckfield DM/26/1040

Hi Peter

Comments on the above planning application.

Rose Cottage is a Grade II listed early 19th century building located at the junction of the High Street and London Lane in Cuckfield. It is not within the Conservation Area, but as the boundary is a short distance to the south would be regarded as being within its setting. The property is set in quite extensive gardens.

The current proposal is for a hexagonal summer house of timber construction to be located within the southeastern portion of the gardens. It is a modest structure, which given the extent of the gardens will have only a limited impact on their openness. In design and materials it is broadly sympathetic to the context. As a result, it is not considered to detract from the setting of Rose Cottage or of the Cuckfield Conservation Area.

This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

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>

The
Electoral
Commission

You now need
photo ID to
vote at a
polling station

No ID? You can apply for free voter ID

Find out more at

electoralcommission.org.uk/voterID

or call 0800 328 0280