

Purpose of the Proposed Development

Rose Cottage, High Street, Cuckfield, West Sussex

The purpose of this application is to seek planning permission for the erection of a modest, single-storey **hexagonal summer house** within the rear garden of **Rose Cottage**, a Grade II listed Georgian property located on the High Street in Cuckfield. The proposal has been carefully developed to ensure that the new structure preserves the special architectural and historic interest of the listed building and its setting, while providing a small, ancillary garden building for quiet domestic enjoyment. The structure enables enjoyment of the garden during colder months encouraging outdoor lifestyle engagement promoting healthy living and wellness.

The summer house is intended to serve as a **lightweight, reversible structure** used for quiet enjoyment of the garden—such as reading, hobbies, consistent with the definition of an ancillary outbuilding under UK planning guidance. It will **not be used as sleeping accommodation or as a separate dwelling**, ensuring its use remains incidental to the main house.

Design Intent and Heritage Considerations

The design has been guided by a clear understanding and the sensitivities associated with development within the curtilage of a listed building. Key principles informing the proposal include:

- **A hexagonal form**, chosen specifically because it is historically sympathetic to Georgian garden architecture, where ornamental garden buildings commonly adopted polygonal or faceted shapes. This ensures the structure sits comfortably within the period character of the site.
- **Traditional window detailing**, including **cottage bars**, to reflect the glazing pattern and vernacular character of Rose Cottage. This approach ensures visual coherence between the main house and the garden building without creating a pastiche or competing architectural statement.
- **Use of natural, sustainable materials** appropriate to a rural Georgian garden setting, ensuring the building harmonises with the landscape and the historic fabric of the property.

Siting and Impact on the Setting of the Listed Building

The summer house has been positioned **a substantial distance from the main dwelling**, ensuring that it does not intrude upon the architectural composition, prominence, or appreciation of the listed building. Its modest scale and discreet siting ensure that:

- It remains **entirely subordinate** to the main house.
- It does **not alter or obscure any important views** of the listed building.

- It introduces **no physical or visual harm** to the heritage asset or its setting.

Importantly, due to its location deep within the rear garden and screened by existing boundary vegetation, the summer house will not be visible from the public highway, including High Street or London Lane. As such, it will have no impact on the character or appearance of the surrounding streetscape.

Planning Rationale

The proposal constitutes a small, incidental garden outbuilding used solely in connection with the enjoyment of the dwelling. It does not involve any alteration to the listed building itself and has been designed to ensure full compliance with national and local heritage policies, including the requirement to preserve the significance of designated heritage assets.

The structure is **lightweight and reversible**, ensuring that it can be removed in the future without any harm to the listed building or its curtilage.

Conclusion

This proposal represents a **sensitive, proportionate, and heritage-led addition** to the garden of Rose Cottage. The hexagonal form, traditional window detailing, sympathetic materials, and discreet siting ensure that the summer house preserves the special interest of the Georgian listed property while providing a modest enhancement to the enjoyment of the garden.

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