

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 08 January 2026 15:24:55 UTC+00:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: RE: DM/25/2544 2 Mytten Close, Cuckfield

Hi Tracie

Further comments on the above application following the receipt of revised plans.

The proposed extension has been revised to set down the ridge height so that it is slightly below the main roof ridge. The eaves height has also been lowered below that of the existing house. On balance, these revisions are considered to address the concerns previously raised so that the proposal is now considered to preserve the setting of the Cuckfield Conservation Area, meeting 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.
- Windows to match existing to the house in materials, colour, proportions and profile.

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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From: Emily Wade
Sent: 17 November 2025 16:35
To: Tracie Axford <Tracie.Axford@midsussex.gov.uk>
Subject: DM/25/2544 2 Mytten Close, Cuckfield

Hi Tracie

Comments on the above planning application.

2 Mytten Close is an unlisted detached house, located to the north of Broad Street, outside the boundary of the Cuckfield Conservation Area, but within its setting. It is part of a late-20th century development in a loosely vernacular style, being of two storeys with rendered and hung tile elevations, a pitched tiled roof, and a projecting gable with side catslide. The house and the gardens around it, including in particular the thick hedging onto Broad Street, make a neutral or slight positive contribution to the setting of the Conservation Area, complementing the verdant character of the street frontage to the southern side of the road.

The current proposal is for a two storey rear extension to the house.

Due to the location of the building at the junction of Broad Street and Mytten Close, and its slightly elevated position in respect of the main road, the upper part of the southern side of the extension will be relatively prominent in views from Broad Street and the adjacent Conservation Area. Although I would not object in principle to an extension of this general nature, I do therefore have some concerns regarding the form and detailed design of the current proposal:

- The proposed extension is shown with the same ridge height as the existing main roof of the house. To be appropriately subordinate, in line with the requirements of the Council's adopted Design Guide, the height of the addition should be set down.
- I would also recommend for the same reason that the eaves height of the extension should be revised so as to be lower than the main house. These factors will reduce the prominence and apparent bulk of the addition in views from the south.

Thanks,

Emily

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