

Anna Tidey

From: Anna Tidey
Sent: 09 January 2026 16:17
To: [REDACTED]
Cc: Emily Wade
Subject: RE: Recommendation for DM/25/2840 - Chilcotts, Whitemans Green, Cuckfield.

Dear Kate

Thank you for your email agreeing to the requested Extension of time for the determination of this application to 06.02.2026.

I have read your clients response to Emily Wade's comments and I have uploaded this document onto the planning file. I have the following comments with regards to the points that are made:

Request to remove existing garage – I accept that the presence of the garage on the site is established. As it is sited forward of the house it is prominent in the street scene and in views from the adjacent public right of way, which is a well used public footpath linking houses on the eastern side of the village to the main road (London Road/Whitemans Green). I am mindful that it is a single garage, with a pitched roofline and is subordinate in scale to the house. I accept that your clients wish to utilise it for ancillary domestic storage/garaging purposes, and this is acceptable. I did not request that it is removed as part of the proposed development at the preapplication stage.

Materials/finishes/detailing – Clear advice was provided by both myself and Emily Wade at the preapplication stage regarding the importance of appropriate materials, finishes and detailing for the extension works and the significant impact that the choice of materials will give to the quality of the finish for the proposed development. Emily's comments were provided in full at that stage and, I note, included the following:

- *'Care should be taken with choice of materials and the detailing of features such as windows and doors to ensure that these enhance the period character of the building, which has become diluted- for example we would expect to see timber windows and doors of an appropriate design, timber fascia and soffit boards, and painted metal rainwater goods.'*

I accept that UPVC windows have been installed in the existing house. Notwithstanding this the submitted plans for this application show that the existing Georgian style, multi-paned windows in the house are to be replaced with a new style of window to match those shown in the proposed extensions. The application form confirms that the proposed windows are to be of UPVC and the doors of UPVC and aluminium. In my opinion the proposed works that are the subject of this application include the proposed change to the windows in the existing house. I therefore consider the change in the window design in the existing house to be part of the proposed works for which planning approval is being sought.

I do not consider that UPVC is an appropriate material in the Whitemans Green Conservation Area, and I do not support the replacement of the existing windows and the provision of new windows in the extension with UPVC windows. UPVC is not a traditional material for a heritage setting. In making my assessment I am mindful of the open public views of the property at Chilcotts in the street scene, from the main road through the village, from the well used adjacent footpath and within the designated Conservation Area.

Planning policies that are relevant in the determination of your application are DP26 - Character and design and DP35 - Conservation Areas in the MSDC District Plan and Policy CNP 1- Design of New Development and Conservation and Policy CNP 10 - Building Extensions Within and Outside the Built Up Area Boundary in the Cuckfield Neighbourhood Plan. The wording of these policies can be found in the Planning Policy section on the MSDC website, see [Planning Policy - Mid Sussex District Council](#)

Also relevant is the advice contained in the MSDC Design Guide, see [Supplementary and Other Planning Documents - Mid Sussex District Council](#)

I have to consider the policy guidance in these documents, and the advice provided by Emily Wade in my assessment of the proposal.

I cannot support the use of UPVC windows, notwithstanding that the existing windows are of that material. Your proposal is for significant works to reconfigure and enlarge the existing building, on a site which is in a particularly prominent position in the Conservation Area. This will change the scale and prominence of the house within the Conservation Area. Whilst Chilcott is not located within the Article 4 Direction area of Cuckfield this does not make the use of an inappropriate materials more acceptable.

I have to consider the scale of the development and the overall impact of the visual alterations that your clients are proposing to the house and its setting. There are design benefits in the submitted design, however the scale of the addition is large and only acceptable on balance. The sensitive use of traditional materials, appropriate to the context would be an important factor in mitigating for any harm caused by the size of the extensions.

I hope that you can encourage your clients to reconsider their stance regarding both the proposed window and rainwater goods/products before I make my recommendation on their application. As the application stands I intend to recommend that it is Refused, as I am unable to support the proposed inappropriate UPVC windows and modern rainwater materials.

I will need to clearly justify my reasons for this decision in my recommendation report, which will require a detailed assessment of all elements of the submitted proposal.

I understand that your clients will want to think about my comments, and ask that you reply to me by the end of next week to explain how they would like to take this matter forward.

If your clients would like to amend the proposal, please advise me and submit alternative plans/application form and details to this email.

I await your reply.

Regards

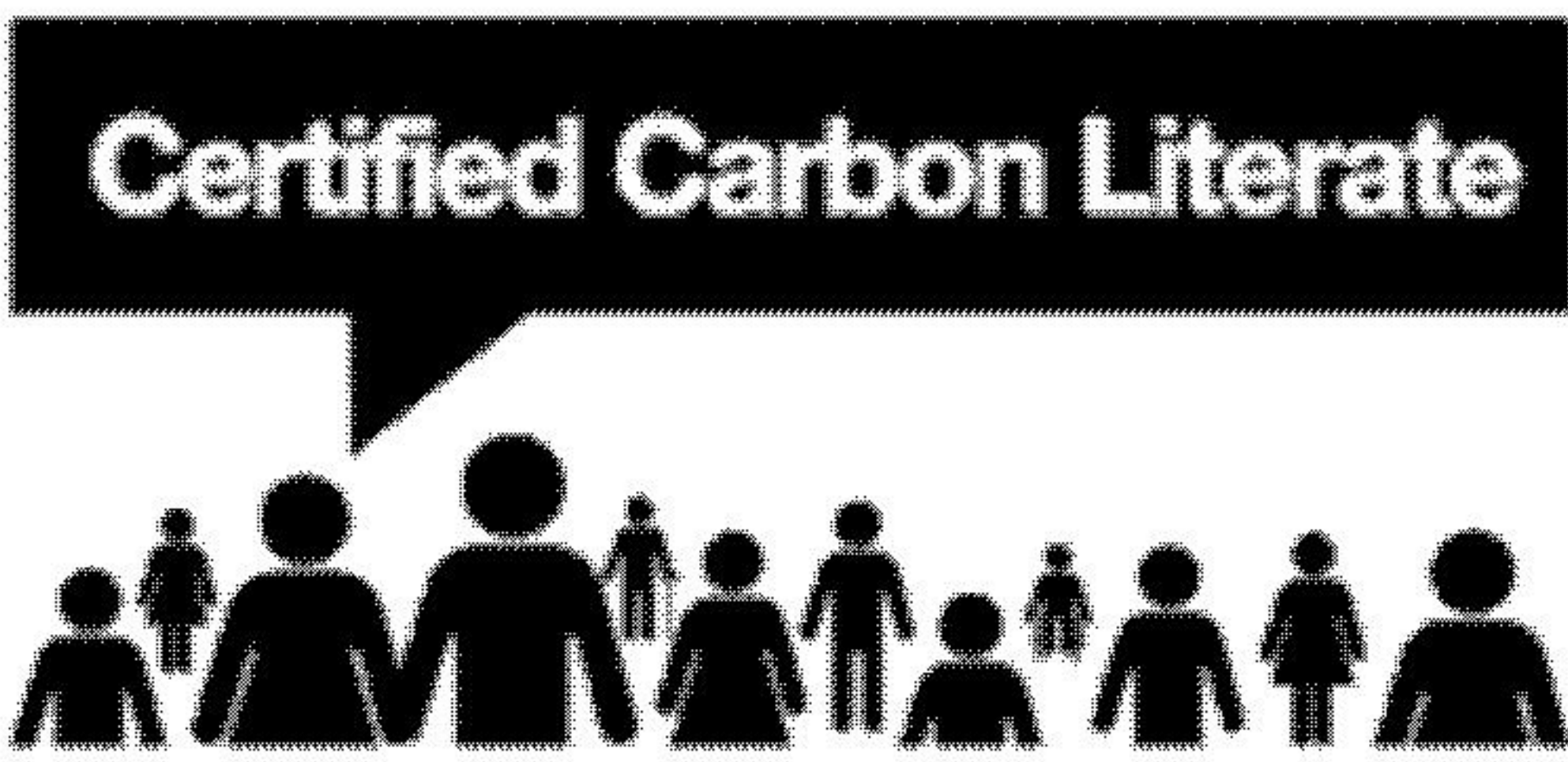
Anna Tidey

Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



Working together for a Better Mid Sussex.



- SAVE A TREE Only print this email if absolutely necessary.

Sent: 08 January 2026 15:41

Subject: Re: DM/25/2840 - Chilcotts, Whitemans Green, Cuckfield.

Hi Anna,

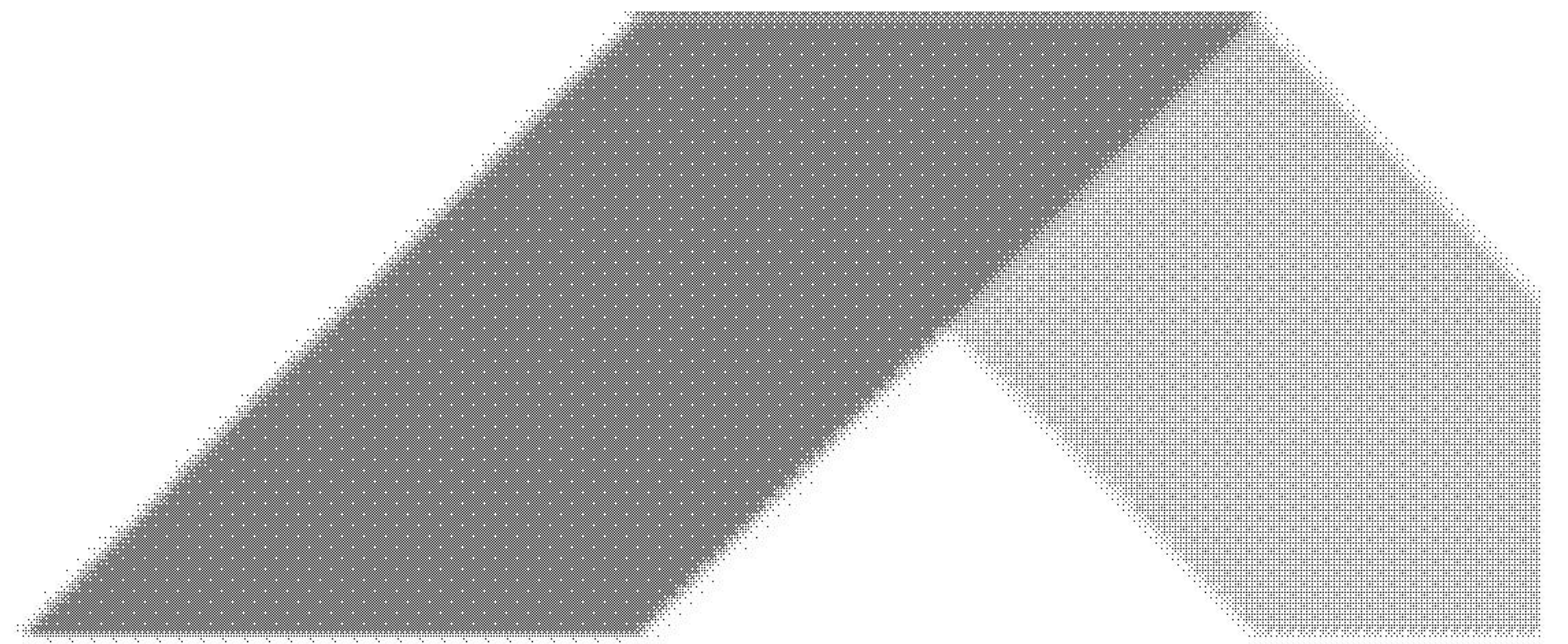
Thankyou for your correspondence.

We agree to the extension of time.

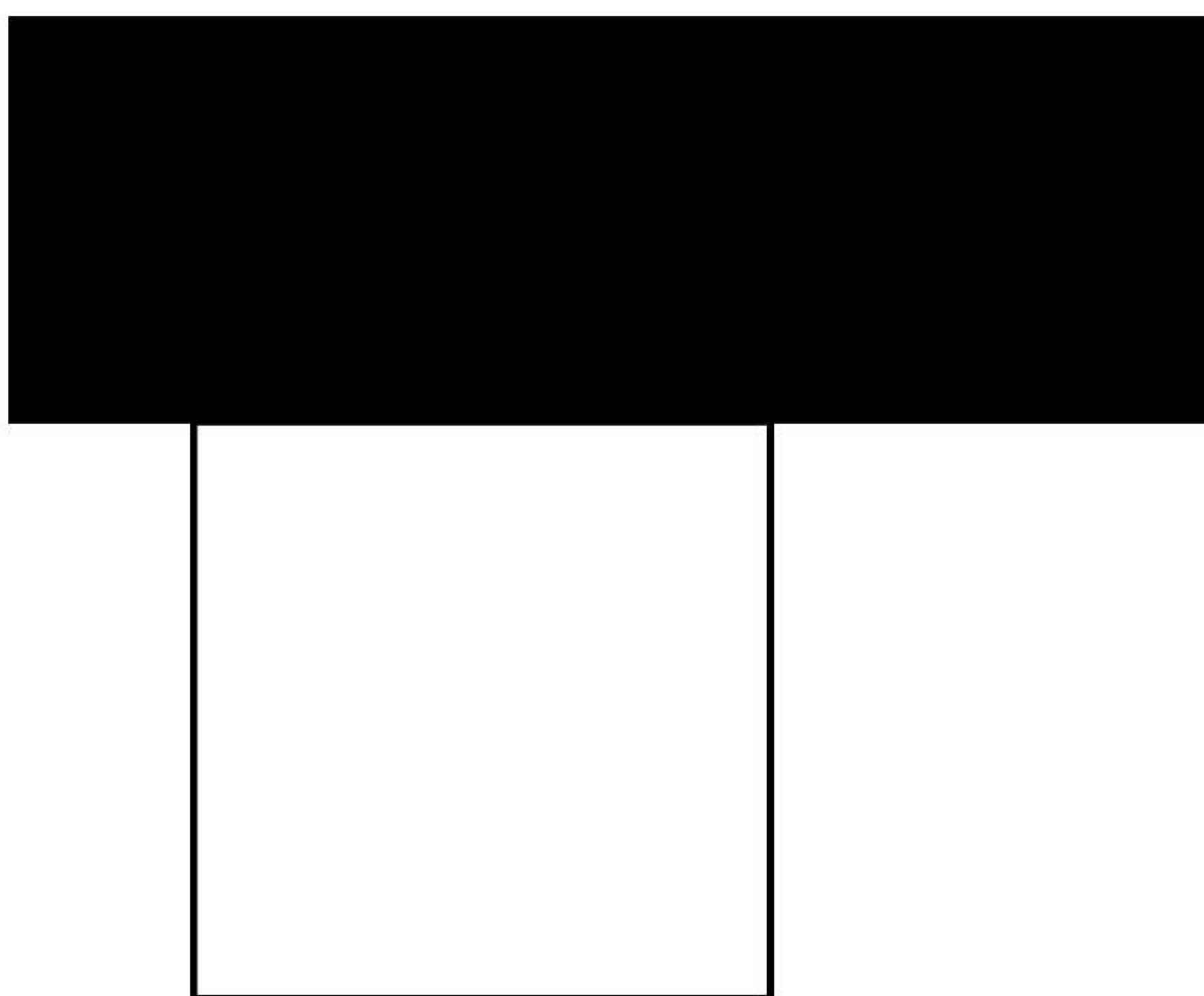
Please also see attached letter from my client regarding their response.

Regards,





Arkitec



On January 6, 2026 at 5:05 PM GMT anna.tidey@midsussex.gov.uk wrote:

Dear Matt

Thank you for your recent emails and for providing the proposed house front elevation drawing yesterday. I have copied your Agent Kate Hughes into this correspondence.

I apologise for my delay in responding to you following my pre-Christmas site visit, and the receipt of Emily Wades comments, dated 16.12.2025. I attach Emily's comments for your information. She has raised concerns regarding the proposed use of UPVC windows and UPVC rainwater goods in a cast iron design. I agree with her comments. These materials are not traditional materials appropriate to the historic setting of the house. Whilst there may be UPVC windows currently in place, your proposal seeks to significantly alter and extend the house, and to improve its overall appearance, which is welcomed.

Planning policies in the adopted District Plan and the Cuckfield Neighbourhood Plan seek to ensure that new development will enhance the Conservation Area, and public vantage points. I do not find the proposed window/rainwater materials acceptable in this prominent location in the Whiteman's Green Conservation Area, and request that you reconsider these choices.

Consequently, I request your agreement for an Extension of time for the determination of your application.

This will allow time for Emily to consider the additional submitted plan, and allow you time to reconsider the proposed construction materials and finishes. I would hope to see a change to appropriate materials, with supporting section details/profiles/recess details, including the proposed window and door supplier, as well as painted metal gutters/rainwater down pipes to match those on the existing property.

I have sent the front elevation to Emily Wade for her comments today. Her 21 day consultation period runs to 27.01.2025.

I hope you can agree an Extension of time for the Decision Target Date to 06.02.2026.

I look forward to hearing from you to progress the application within this timescale.

Thank you.

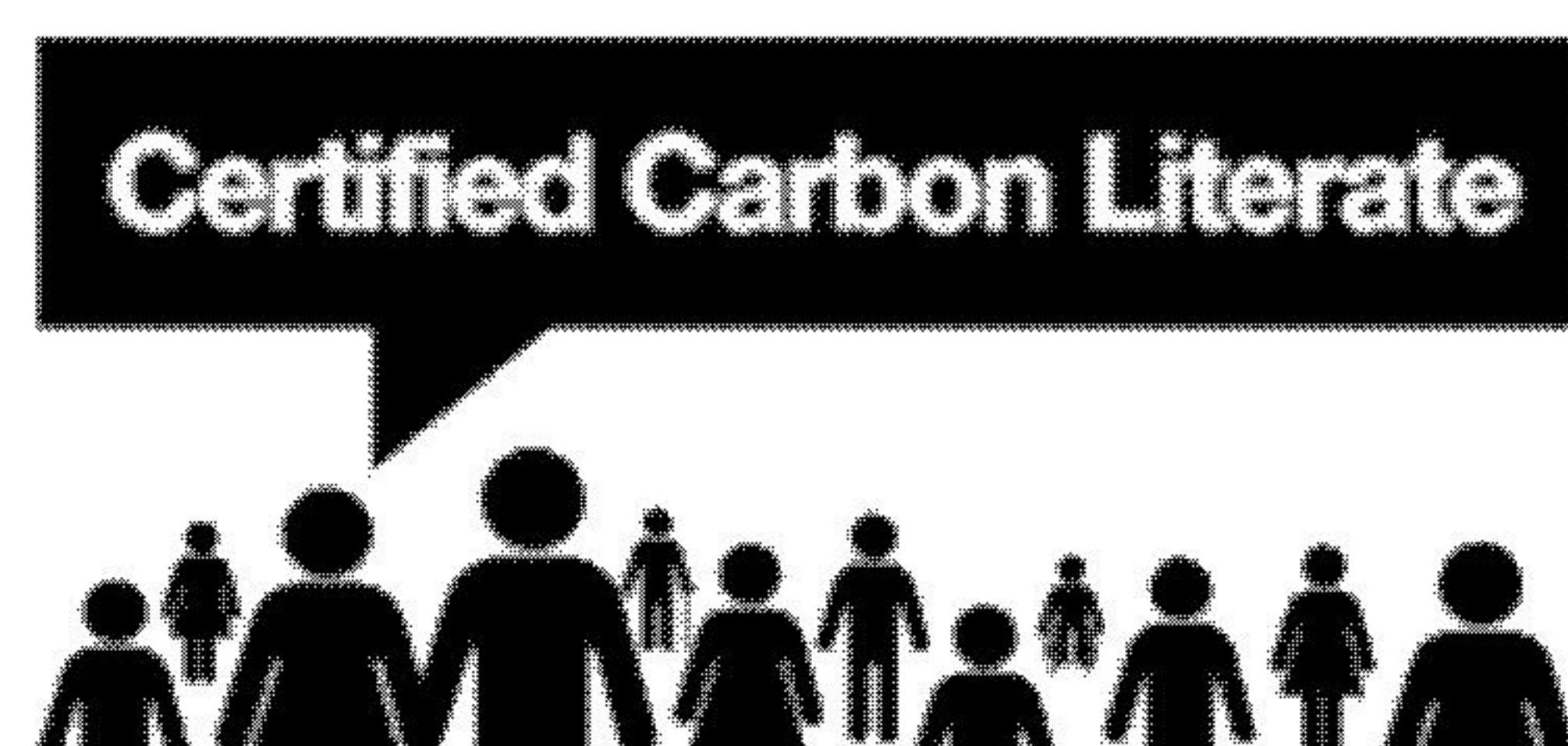
Regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>





Sent: 05 January 2026 16:18

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: DM/25/1569 - Chilcotts, Whitemans Green, Cuckfield. FRONT ELEVATION

Hi Anna,

As promised in my previous email, please find attached the front elevation with garage omitted for an unobstructed view.

We look forward to hearing from you soon.

Best wishes,
Matt

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.