

20 June 2025

Planning Statement

Proposed Change of Use to part of Willis & Co - 17A High Street, Cuckfield RH17 5JU

1. Introduction

- This statement accompanies a Full Planning Application to apply for Change of Use to part of the Willis & Co. shop (Use Class E(a)) to Residential use (Use Class C3(a)).

2. Site and surroundings

- The application site is located Cuckfield village centre on the west side of the High Street and is Grade II listed.
- The site lies in the centre of Cuckfield Conservation Area.

3. The proposals

- The existing Willis & Co. shop at 17A High Street forms part of house and shop building with no. 17 being a 3 storey house in the same ownership as the shop and with internal access between the house and shop unit.
- The proposal is to convert the existing rear part of the shop into residential use as part of the main house and to provide living space which directly connects to the rear garden as currently there is no living space with access to the garden.
- The loss of retail floor area will be 11m² but there will be no material change to front part of the shop or to the shop frontage.
- An existing doorway will be opened up and used to access the new residential space.
- The separation wall between the shop and the residential space will be located on an existing partition line.

4. Planning Statement

- The application seeks to balance the relative uses of the existing building, 17 & 17A High Street. Although there is a small reduction in retail floor area, the main shop area and frontage will remain unaltered. The modest addition to the residential floor area provides a large improvement to the amenity of the dwelling by allowing living space to access the rear garden.
- The proposed separation will be on an existing partition line so will have minimal impact to the existing shop and the Listed Building as a whole.
- The proposals are for change of use only and do not involve any external alterations.