

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 05 January 2026 16:49:47 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/2881 17 Woodhall Close, Cuckfield

Hi Anna

Comments on the above planning application.

The application site is an unlisted detached house located within a late 20th century estate to the northeast of Cuckfield village. The site is not within the Cuckfield Conservation Area, but is within the setting of the early 19th century Grade II listed buildings at the adjacent Old Hospital site, including the main hospital building and the lodge house and vagrants' accommodation which flanked the hospital entrance. A brief map regression exercise shows that when built the Old Hospital, which was originally a Union Workhouse, was in a rural setting outside the village. It became engulfed by the suburban spread of Cuckfield during the 20th century, but the surviving countryside to the northwest and southeast may be considered to make a modest positive contribution to the special interest of the listed buildings. The modern suburban development in their immediate context, including the application site, will be considered to make a negative or at best neutral contribution in this respect.

The current proposal is for a loft extension and conversion, including raising the height of the roof and introducing six dormer windows to front and rear roof slopes. New bay windows at ground floor to the front elevation and other amendments to the fenestration are also proposed.

Firstly, the application is not accompanied by a Heritage Statement, which would be a validation requirement.

The proposal will result in some increase in height and in high level bulk of the house, which will render it more prominent in views from the direction of the Old Hospital, and will also have some potentially adverse impact on the contribution which the site makes to views towards the hospital site from Woodhall Close. The proposal also raises general concerns in design terms, in rendering the house 'top heavy' with respect to the unbalanced relationship of the extended roof and dormers with the elevations below, and in the overscaled dormers. The proposed works would detract from the established street scene of Woodhall Close, in terms of the consistency of the planned development along it. This will to some extent detract from the setting of the Old Hospital as it is viewed from the Close.

The proposal will therefore in my opinion have some adverse impact on the setting of the listed buildings at the Old Hospital, including views of the hospital site from Woodhall Close, although given the wider context of the modern development surrounding the listed buildings I would place this impact at the lower end of the scale of

less than substantial harm, such that paragraph 215 of the NPPF will apply. The proposal is also contrary to the requirements of the Council's adopted Design Guide, including Design Principle DG52.

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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