

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 April 2025 15:31:34 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0747 Mead Lodge, Courtmead Rd, Cuckfield

Hi Katherine

Comments on the above planning application.

Mead Lodge is an unlisted detached house located to the north side of Courtmead Road within the Cuckfield Conservation Area. The property, which dates from the 1960s, is in a loosely vernacular style which reflects the semi-rural, 'garden village' character of Courtmead Road (as described in more detail the Council's adopted Conservation Area Appraisal), and the style of the other older properties along it. A detached flat roofed garage is set to one side of the house. The house makes a neutral contribution to the character and appearance of the Conservation Area- the garage arguably detracts from it. The gardens around the house are quite extensive and contribute positively to the verdant nature of the Area.

Planning permission was granted in 2022 for a first floor side extension to the house, alterations to a rear dormer, and solar panels to the roof of the garage.

The current proposal is for a side extension to the garage to attach it to the house, together with a glazed canopy to allow covered access to the two, and solar panels to the garage roof. It is proposed to add a dummy pitch to the front of the garage to screen the panels in views from the direction of Courtmead Road (the previous approval allowed for the parapet to the flat roof to be raised for the same reason).

In my opinion the principle of a modest side extension to the garage will not be contentious, notwithstanding the slight loss of openness, however I do not consider that extending to the western side of the building to attach it to the house wall is appropriate. This creates an attached garage, which is a suburban feature, which would tend to detract from the appearance of the house and its contribution to the character of Courtmead Road. I would recommend that the proposal is reconsidered to instead extend the garage to the east, away from the house, and maintaining separation from it. Having said that, the proposed glazed canopy towards the rear of the structure and provided a covered access between the house and garage would not be considered contentious and could be retained as part of the proposal.

In the context of the existing approval, the proposed solar PV panels to the roof of the garage are not considered contentious. The dummy pitch is also considered acceptable in the context of the existing flat roof, which is not a positive feature of the building or the street scene.

In summary although the principle of the proposal is acceptable, the manner in which the garage is extended requires reconsideration and amendment. As it stands, the attachment of the garage to the house would in my opinion be harmful to the character and appearance of the Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, the harm caused would be less than substantial, such that paragraph 215 will apply.

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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