

Rose Cottage
High Street
Cuckfield
RH17 5EN

To: Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

17/05/2026

Dear Sir or Madam,

Re: Planning Application for Boundary Fence and Vehicular Gates at Rose Cottage, High Street, Cuckfield (DM/26/1036 and DM/26/1040)

This statement supports the retrospective application for the retention of a timber feather-edge fence and gate along the side boundary of the property.

1. Purpose and Security Need

The fence and gate were installed following a burglary at the property (police crime reference [insert]). The works were undertaken as a **proportionate and immediate response** to a genuine security incident (crime ref: 604 – 26/07/2025), ensuring the safety and privacy of the occupiers.

The side boundary is overlooked by parked vehicles, which create direct views into the garden. The fence is set back 2.4 metres from the kerb and softened by existing planting.

2. Location and Visibility

- The fence is located along a **secondary side boundary**, not the principal frontage.
- It is adjacent to the modern 1950s extension and **not visible from the High Street**.
- Constructed in traditional timber feather-edge boarding, the fence is visually recessive and sympathetic to the property's character.

3. Historic Precedent

- Evidence from the previous owner's daughter confirms that a **timber fence previously existed** at this location.
- When the original fence fell into disrepair, a **chain link fence** was installed temporarily; the reinstatement of a **timber closed-board fence is far more consistent** with the historic character of the property and surrounding area.
- The timber gate has been reinstated in its **historic position**, further reflecting the traditional boundary treatment.

4. Heritage and Setting

- The fence and gate **do not affect the principal elevation or historic fabric** of the listed building.
- Historic precedent supports the acceptability of side boundary enclosures.
- Fully reversible and freestanding, the works cause **no permanent alteration** and preserve the building's significance.

5. Planning Balance

- Any minor visual impact is confined to the **side boundary**, mitigated by planting.
- The fence addresses a **documented security need**, offering immediate protection.
- Historic precedent demonstrates that closed-board fencing has long been part of the property's character.

Conclusion: The retained fence and gate are a proportionate, sympathetic, and historically informed boundary treatment. They preserve the setting of the Grade II listed building and provide genuine security. Retrospective permission is therefore requested.

Yours faithfully,

James and Alicia Clark





View of Rose Cottage from
London Road (outside Rose
and Crown Pub)



View of Rose Cottage from the roundabout at the junction of London Lane, High Street and London Road



View of Rose Cottage the
opposite side of the High Street



View of Boundary of Rose Cottage with London Lane from the street where there is mature vegetation obscuring the fence