

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 April 2025 13:21:12 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: Dumbrells, The Platt, Cuckfield DM/24/2865 and 2866

Hi Katherine

Further comments on the above application following the receipt of revised plans.

- The scale and form of the fenestration to the rear elevation of the retained portion of Dumbrells have been amended so that the windows as shown now relate better to the context. This aspect of the proposal is now not considered contentious.
- As far as I can see we have no further detail of the proposed rooflights to Dumbrells or their impact on the roof structure?
- The proposed landscaping scheme has been revised to reduce the extent of the proposed hard landscaping in favour of more soft landscaping. On balance, this aspect of the proposal is now also considered acceptable.

Subject to the further information required relating to the rooflights, the proposal is therefore now considered to preserve the special interests of Somners and the Friary and the character and appearance of the Conservation Area, including the settings of the listed buildings to the rear. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of facing and roofing materials
- Detailed hard and soft landscaping scheme including details of surfacing materials and of any new or altered fences, walls and gates.
- Details of the PV slates to the new dwelling, including manufacturer's specification and detailed sectional drawings to show the slates in context of the surrounding roofslope
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
 - - Typical examples of windows and external doors. Your drawings should include as appropriate sectional details of reveals and of glazing bars.
 - - Typical eaves sections
- Rainwater goods to be of painted metal
- Rooflights to be flush fitting, metal framed conservation style rooflights

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

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