

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 December 2025 10:28:32 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: Ockenden Garden Lodge DM/25/2829

Hi Stefan

Comments on the above planning application.

Ockenden Garden Lodge is an unlisted detached building which was constructed in the second half of the 20th century as ancillary accommodation to Ockenden Garden House, a new dwelling built at the same time within the former walled garden to Ockenden Manor. It would appear that the Lodge subsequently evolved in its use to become a separate dwelling (subject to Case Officer confirmation). The Manor is a Grade II* listed building dating originally from the 16th century. The site is therefore considered to be within the setting of this listed building, and is also within the Cuckfield Conservation Area.

The current proposal is for works to the Lodge, which currently consists of garaging with a flat over, to convert the ground floor to residential accommodation with associated external alterations including infilling of the garage door openings, including new windows, and new doors/sliding folding doors to the end elevations.

The existing building is not of any particular historical or architectural merit, and makes at best a neutral contribution to the setting of Ockenden Manor and the character and appearance of the Conservation Area. The proposed alterations are not considered contentious, subject to detail, and will not materially affect the building's contribution to the significance of these heritage assets.

The proposal is therefore considered to meet the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of the proposed cladding to the infilled garage door openings
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of the following:
 - - New windows
 - - New external doors

(It may be worth in this context advising the applicant that notwithstanding the existing materials to the building we would prefer to see timber windows and doors rather than uPVC in this sensitive context. Also, that the proposed cladding should be of timber, rather than composite or any other artificial alternative.)

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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