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12 February 2026

Dear Andrew

DM/25/3212 - Proposed conversion and extension of the existing garage into additional living accommodation; construction of new glass link extension; and demolition of existing porch extension with proposed replacement extension at Red oaks, Weald Chase, Staplefield Road, Cuckfield

I refer to the above application currently pending determination with the Local Planning Authority (LPA) and your recent email of 5th February 2026.

Thank you for confirming that the principle of a linked, subservient annexe is acceptable. I note, however, your view that the size and scale of the proposal as originally submitted would be unacceptable, with particular concern raised regarding its width.

To address these points, you have suggested removing the artist's studio from the extension and relocating it elsewhere within the site as a detached outbuilding. You have also raised several design matters, including the gabled roof form of the front bathroom projection and the proposed cupola.

As set out in the original submission, the scale and design of the proposals were carefully developed to balance the applicant's specific needs with a sensitive response to the appearance and proportions of the existing dwelling. The linked annexe arrangement intentionally utilises the existing detached garage structure to deliver the essential ground-floor accommodation in a coachhouse-style form that complements, without replicating, the architectural character of the main house. This approach is fully aligned with the Mid Sussex Design Guide, particularly Principle DG49, which advises that the original dwelling should remain the dominant element on the site.

Nonetheless, your concerns have been taken on board. In the spirit of constructive engagement, the plans have been reviewed, and a series of amendments have been prepared. Enclosed with this letter are the following revised drawings:

- Proposed block plan (2506-01-00 Rev B)
- Proposed site plan (2506-01-01 Rev B)
- Proposed site plan (2506-01-02 Rev B)
- Proposed ground floor plan (2506-01-10 Rev A)

- Proposed first floor plan (2506-01-11 Rev A)
- Proposed second floor plan (2506-01-12 Rev A)
- Proposed roof plan (2506-01-13 Rev A)
- Proposed south elevation (2506-01-20 Rev A)
- Proposed north elevation (2506-01-21 Rev A)
- Proposed east elevation (2506-01-23 Rev A)

These amended plans reduce the overall width of the scheme whilst also increasing the separation from the host dwelling and reducing the overall floor area by approximately 9.7 sqm. This is achieved without compromising essential wheelchair circulation space. This represents a substantial reduction that still maintains the applicant's ability to meet their day-to-day needs.

Given the applicant's deteriorating mobility as a result of peripheral neuropathy, full wheelchair accessibility and inclusive design remain fundamental requirements of the proposal.

Your suggestion to relocate the artist's studio to a freestanding outbuilding has been carefully explored. However, the studio is intended as a shared family space. Relocating it elsewhere within the plot would not only create significant accessibility challenges for wheelchair use, but would also necessitate additional pathways and service runs, resulting in avoidable ecological disturbance. Moreover, the added construction and infrastructure costs would render the overall scheme financially unviable. To reduce its visual impact further while retaining usability, the studio has been redesigned as a lightweight conservatory-style structure.

With regard to the design elements, the proposed cupola (originally included to reflect the arts and crafts cues of the existing dwelling) has now been removed as suggested.

You also expressed concern that the pitched-roof bathroom projection appeared out of character with the main hipped roof form. While the original roofline was a natural continuation of the existing gabled garage roof, a half-hipped roof has now been introduced. This revised approach works well with the existing roof, integrates more comfortably with the host building, reinforces the subservient character of the coach-house style extension, and reflects a typical vernacular outbuilding design.

The original proposals amounted to only a modest 15% increase in floorspace. The revised scheme reduces this further to approximately 12%, representing a very minor overall increase.

The scheme has been intentionally designed to read as a detached outbuilding, while maintaining a direct and functional link to the main dwelling. It's clearly subordinate, single-storey form ensures it remains a modest and sympathetic addition, fully respecting the scale, character, and hierarchy of the host property.

Policy DP26 of the Mid Sussex Local Plan requires all new development, including alterations and extensions, to demonstrate high-quality design, appropriate layout, and effective integration of landscaping and green space. The proposals fully accord with this policy. The design has been approached with considerable care and attention, resulting in a scheme that is both sensitively

conceived and entirely in keeping with the architectural character of the existing dwelling and its wider setting.

We trust that the enclosed amendments now enable the proposals to be considered favourably. However, should you have any further questions or require additional clarification, please do not hesitate to contact me.

Finally, please accept this letter as formal agreement from the applicant to extend the determination period of the application to 13th March 2026, to allow for re-advertisement and full consideration of the revised plans and drawings.

Yours sincerely



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Senior Planner