

**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 07 September 2026 14:14:45 UTC+01:00  
**To:** "Andy Watt" <Andy.Watt@midsussex.gov.uk>  
**Subject:** Birch House, Courtmead Road, Cuckfield DM/26/1608

Hi Andy

Comments on the above planning application.

Birch House is an unlisted detached mid-20<sup>th</sup> century house located between Courtmead Road and Broad Street within the Cuckfield Conservation Area. The house itself is not of any particular historical or architectural interest, and makes at best a neutral contribution to the character and appearance of the Conservation Area, but the extensive gardens in which its located do make a positive contribution to the spacious and verdant character of Courtmead Road, which is noted in the Council's adopted appraisal document.

The house is a substantial brick built building which has been previously extended. A former building is set to the rear (northern) side.

There is relevant recent planning history at the property:

- DM/25/1314 Planning permission granted for a first-floor extension above the previously existing garage, with a single storey link to the house.
- DM/25/0600 Previous to this, pre-application advice was sought on an extension of greater height and bulk, the scale of which was considered excessive.

The current proposal retains the height and bulk of the first-floor extension above the garage as approved, but adds a second storey to the link from the house.

The proposed greater height to the link extension would add additional bulk to the proposal. However, the link would be no higher than the approved roof to the garage addition, and would be set down in height from the main roof ridge. The extra bulk would also be partly screened by the existing house and the approved garage extension, including in views from the adjacent roads, and in wider views from neighbouring properties to either side by the fairly dense planting to the boundaries of the site.

On balance, and subject to detail, the proposal is therefore considered to preserve the character and appearance of the Conservation Area. This meets the requirements the relevant paragraphs of Chapter 20 of the NPPF and of District Plan Policy DP35.

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.

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