

PLANNING STATEMENT

14 Ledgers Meadow, Cuckfield, RH17SEW

Background

In 2025 under application DM/25/2000, the site was granted permission to remove the existing conservatory and have a series of two-storey and single-storey extensions to the rear of the site with a conversion of the existing storage space at the front; which is currently not suitable as a parking space. The applicant would now like to secure planning permission for an alternative scheme which consists of extending the front porch and extending / converting the existing storage space into a Study / potential ground floor bedroom for future family needs, converting the loft and adding a new dormer for added headroom. The proposal includes the replacement of existing inefficient UPVC windows to new upvc-framed windows with glazing bars to reflect a timber-framed appearance.

Context

The property is a four-bedroom detached house, not located within the High Weald AONB, not within Cuckfield conservation area, is not in the setting of a listed building nor within the Cuckfield Viewscape; the site is within Cuckfield built-up area. There are no trees with TPO's on or near the site, therefore none will be impacted, in accordance with Cuckfield Neighbourhood Plan Policy CNP4. The house has an existing conservatory which causes overheating in the Summer, therefore its removal will provide more natural daylight and ventilation to the existing dining room and kitchen.



Figure 1 - Front of property



Figure 2 - Rear of property

Proposal

The proposal will incorporate brick-facing external walls, pitched clay-tile roofs and glazed-bar windows which will overall, reflect the external appearance of traditional Sussex Vernacular and surrounding properties. In accordance with Mid Sussex Design Guide Principle DG38, the front extension and new dormer will have matching roof pitches and clay tiles to the existing roof, as well as external-facing brick walls.

In accordance with Mid Sussex Design Guide Principle DG50 and Cuckfield Neighbourhood Plan Policy CNP10, the existing property is set well back from the road, therefore the front extension will have minimal impact on the street scene. In regards to paving and hard landscaping, the proposed front extension will be built on part of the existing front drive paved area. The front drive is a generous size, therefore extending the drive along the existing front garden would still provide sufficient space to offer off-road parking space.

Chapter 6.3.7 of the Mid Sussex Design Guide states that *“Dormer windows should normally be positioned below the ridge-line, and above the eaves line”*. The proposed dormer reflects this characteristic and its roof pitch will match existing. The proposed dormer will face the back garden to not overlook neighbouring properties therefore protect their privacy; in accordance with Cuckfield Neighbourhood Plan Policy CNP10 and Mid Sussex Design Guide Principle DG52.

The proposed ensuite rooflight will provide light and ventilation to the proposed ensuite. In Chapter 6.3.3 Mid Sussex Design Guide, it is stated that *“Too many different windows, particularly if they are inconsistently proportioned or positioned, can make a building appear overly fussy and poorly coordinated”*. The house currently has windows of different styles on the front and rear elevations, with faux leaded light windows to the front and UPVC plain casement windows along the rear. By updating all the windows as part of the proposal, the overall elevation appearance and glazing fenestration would appear more consistent than the current condition.

We trust this information will help secure a favourable recommendation but if there are any queries, please do not hesitate to contact the office.