

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 August 2025 16:34:34 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/1690 Howdean, High St., Cuckfield

Hi Anna

Comments on the above planning application.

Howdean is an unlisted semi-detached house located within the Cuckfield Conservation Area. It is also within the setting of the Grade II listed buildings at Vine Cottage and Vine Cottage South (to the north of the site) and Cuckfield House, to the south.

Howdean and its attached neighbour date from the 19th century (from historical map regression), and retain some character although they have both been altered and extended, including at Howdean by the installation of replacement windows in altered window openings and the addition of a bay window to the front elevation. The pair make a modest positive contribution to the character and appearance of the Conservation Area.

The current proposal is for the replacement of the majority of existing windows to the front and side of Howdean (which are white uPVC) with new uPVC windows with a foil grain finish, with one window to the rear in grey. In other circumstances the use of uPVC would not be considered appropriate within a Conservation Area context, particularly on a historical building, and it is regrettable that the applicant is not taking the opportunity to improve the appearance of the property by reintroducing windows of a higher quality, more appropriate material, which in this instance would be painted timber, and a more sympathetic design. However, given the existing uPVC windows to the property, and the broad similarity of the proposed replacement units to these, it is not considered that an objection to the current application could be sustained, as arguably the proposal preserves the character and appearance of the house and the Conservation Area.

The single proposed grey uPVC window is to the rear of the property and hidden from view from Leyton Lea by the adjacent garage. Arguably this window does not face directly onto the highway, due to the presence of the garage, and does not require planning permission; subject to confirmation of this I would not raise an objection to it, otherwise I would suggest that it should be amended to match the remainder of the proposed new windows.

Subject to the above the proposal is therefore considered on balance to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

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>

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