

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 19 December 2024 09:11:47 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/24/2964 Ockenden House

Hi Andrew

Comments on the above planning application.

The application site is an unlisted detached house dating from the second half of the 20th century, and located within the former gardens of Ockenden Manor, a II* listed building dating originally from the late 16th century. Ockenden House is therefore within the setting of Ockenden Manor; it is also within the Cuckfield Conservation Area.

The current proposal is for the enlargement of the existing dormers at roof level to the sides of the property. Also included on the plans, but not in the description of development, are four new rooflights to the front roofslope.

The proposed works to the dormer windows are relatively minor in nature- the increase in width will result in some increase in bulk, but the two dormers will both remain appropriately subservient within the affected roof slopes. This aspect of the proposal is therefore not considered contentious. With respect to the rooflights (if these are intended to be included in the application), although located to the front of the house they do not appear inappropriately prominent, and are not considered contentious in principle.

The proposal is therefore considered to preserve the setting of Ockenden Manor and the character and appearance of the Conservation Area. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Materials to the extended dormers to match the existing materials
- Rooflights to be flush fitting, metal framed, conservation style rooflights

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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