

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 July 2025 17:01:15 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/1314 and 1316 Birch House, Courtmead Road, Cuckfield

Hi Katherine

Comments on the above planning applications.

Both applications affect the same property, Birch House, which is an unlisted detached dwelling set in extensive gardens within the Cuckfield Conservation Area. Although the itself house is relatively modern, and is not of any particular historical or architectural interest, the gardens make a positive contribution to the spacious and verdant character of Courtmead Road, which has a deliberately 'villagey' feel (ref. the Council's adopted character appraisal, Character Area 5 [Cuckfield Conservation Area Appraisal](#))

To consider the current proposals in turn:

DM/25/1314: Alteration and extension of an existing link between the house and converted garage, and extension at roof level of the former garage building.

These structures are attached to the north east corner of the house. Although the proposed extensions would result in some increase in height and bulk, in the context of the existing substantial house this is relatively minor, such that the garage and link will remain appropriately subservient to the main building. The impact on the character of the site, including the gardens around the house, and its contribution to the character and appearance of the wider Conservation Area, will be minor and acceptable.

I would however suggest that for clarity, existing and proposed roof plans should be provided, as these do not form part of the application submission and the roof forms are relatively complex.

Subject to these plans, this proposal is therefore considered to meet the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of roofing and facing materials.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern, and colour, texture and style of pointing.
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes of the following:
 - - typical examples of new windows and external doors; and
 - - typical eaves detail to the extensions.
- New guttering and other external pipework shall be of painted metal.

DM/25/1316: Detached double garage

The proposed new double garage is shown set to the north west of the house, in a position where it is unlikely to be visually prominent from either Courtmead Road or Broad Street. However, as we do not have fully detailed existing and proposed site plans, showing the existing landscaping of the area, or the changes to this which would arise from the construction

of the garage, it is currently difficult to fully assess the impact of the proposed new building in terms of the character of the gardens surrounding the property. As above, these gardens make a positive contribution to this part of the Conservation Area.

On site, we observed that there are a number of sizeable trees in the vicinity. Although the impact on these would be considered primarily by the Council's Tree Officer, it should be noted that any loss of or harm to trees may also be considered to detract from the character and appearance of the Conservation Area. These trees are likely to be visible from the adjacent roads, as well as adjacent properties.

Further information is therefore required relating to this proposal, including fully detailed existing and proposed site plans, and a Tree Report with corresponding response from our Tree Officer, before I would be able to assess the impact on the character and appearance of the Cuckfield Conservation Area.

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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