



Ann Biggs – Assistant Director- Planning and Sustainable Economy

Mid Sussex District Council

Planning & Building Control

Oaklands Road

Haywards Heath RH16 1SS

21st May 2025

Dear Sirs,

**New Planning- More House, Copyhold Lane, Cuckfield RH17 5EB
Rear Extensions at Ground & First Floor Level**

Further to our earlier planning application reference DM/24/2367 for this site which was refused planning permission on 12th December 2024, we have reviewed the reasons for the refusal and sought to address these issues in the new submission which is enclosed.

The main issues are raised in the consultation with Emily Wade, the Heritage Officer, in her letter of 19th November 2024. It is these areas we seek to address.

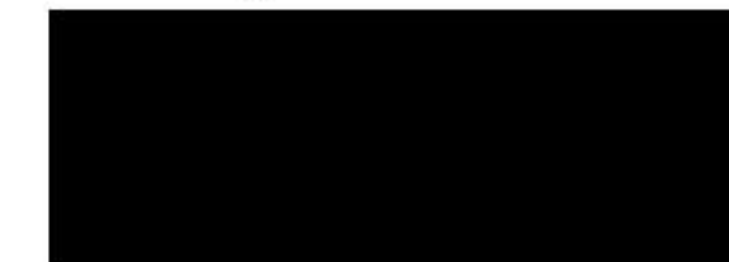
Summarising the letter of 19th November, the main points raised are as listed below, and our solutions to these points are adjacent and all as described on the planning submission drawings.

1. ‘The scale of the replacement additions are excessive’ contrary to the Council’s adopted Design Guide states at Design Principle DG49 that: ‘Extensions should... normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.’

Places Architects response: The new extensions at ground and first floor level increases the building GIA from 131m² to 170m², which is an uplift of 29% which is not excessive. Furthermore, the new extension is designed to be subservient to the existing roof and house design. Only one window at the first-floor level is removed to allow extension of the bedroom, and one door at ground level. Otherwise, the fabric of More House is untouched apart from one side door replacing an existent window on the south elevation.

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2. The comment goes on to say 'The extensions will as a result be unduly visually prominent, in particular in glimpsed side views of the property from Copyhold Lane.'

Places Architects response: Whilst More House is occasionally glimpsed from Copyhold Lane, the new rear extension will not be, being wholly subservient to the existing house and additionally hidden by the foliage bordering the site.

3. 'The form of the current proposal, in particular the two-storey flat roofed addition, does not sit comfortably with the host building.'

Places Architects response: We have recognised this in the new design. A pitched roof in matching material to the existing will provide a more sympathetic response. The form of the roof and eaves lines are carefully considered to be sympathetic to the original Turner design of More House.

4. 'Whilst I understand the intention behind the contemporary design approach is to clearly differentiate between the original house and the extension to it, in this case the design concept does not relate appropriately to the host building in its form or detailing including the proposed fenestration.'

Places Architects response: The new proposal relates more closely to the original house design but is subservient to it. The existing Crittall windows were single glazed and set in timber surrounding frames which were rotten. The windows were neither weathertight or compliant to modern standards in terms of heat loss. The new windows are Double glazed 'Heritage' windows designed to match exactly the style of the old windows but to perform to modern sustainability requirements as advocated by Mid Sussex District Council.

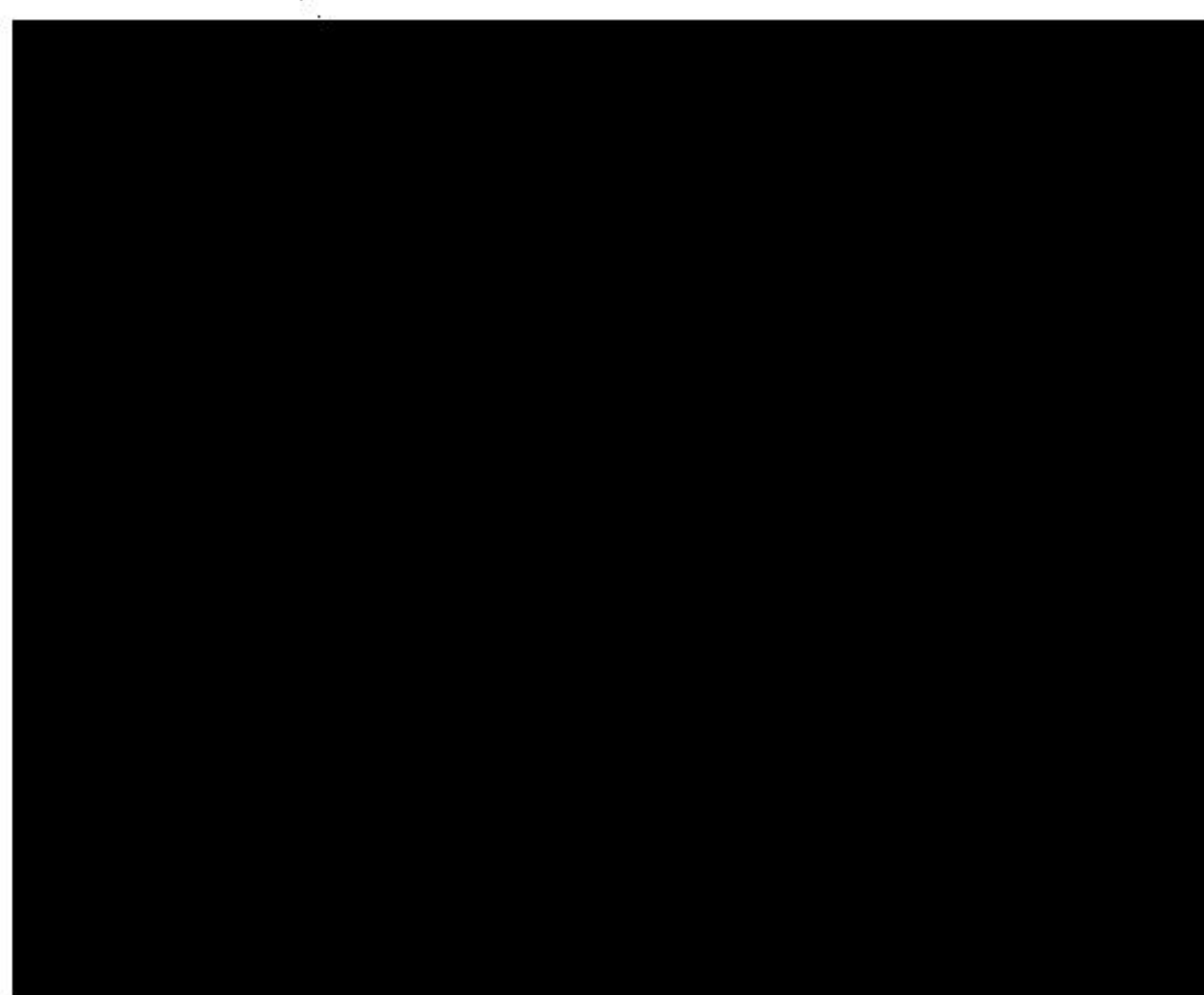
5. 'I am also unconvinced that the single storey element could be constructed as shown, with a green roof sitting above elevations apparently glazed to their full height. I would assume that the green roof structure would be of some depth and would require some kind of solid fascia in front of it- had the application been otherwise acceptable I would have suggested that this detail was clarified. I note that the submitted 3D image does appear to show a fascia, but this is not shown on the submitted elevations.'

Places Architects response: The new extension is very simple in construction terms. The two-storey block is simple cavity wall construction on strip foundations, whilst the 'glass box' kitchen extension has a steel roof deck supported from the masonry to the rear and two steel columns to the front. For clarity we have included a section through the green roof build-up and the CGI now perhaps more clearly indicates the structural zone and columns to the front. Hope this is all clear now.

We trust that the adjustments to the original design now serve to allay the concerns of the Heritage Officer and that our proposals can now be judged acceptable in planning terms.

Should you wish to discuss any of these matters further please do not hesitate to contact the undersigned.

Your faithfully,



Malcolm Avery
Director
Places Architects Limited
