



Fern Cottage

FERN COTTAGE, BONFIRE LANE, HORSTED KEYNES, RH17 7AJ

PLANNING STATEMENT

Brief

To create additional dining accommodation and internal alterations to improve existing ground floor layout.

Context

Fern Cottage is a traditional semi-detached dwelling situated on Bonfire Lane in the village of Horsted Keynes and is within the Horsted Keynes conservation area and the High Weald National Landscape.

The property is a late Victorian cottage having a traditional vernacular appearance, including a clay tile pitched roof and brick walls.

The property has been previously extended to, accommodating a garage, first-floor bedroom and ensuite. (ref: 03/00175/FUL).

The applicants use each space of the house, but no room on the ground floor is large enough to be able to host friends and family comfortably, as each room is a similar size to each other. The applicants would like to adapt and extend the ground floor layout to better suit their current and future needs.

Proposal

Our proposals are for a single storey rear extension to rear of the property.

The proposed works comprise the following:

- The proposal includes constructing a new single storey rear extension to create additional dining/ living room off the existing kitchen, providing clients with a larger and more flexible space with a garden aspect. Rooflight, doors and windows are used to provide natural light into the area and the kitchen.
- Doors are proposed to the South-West and North-West elevation, to keep connectivity to the more enclosed patio and the garden. An external route is retained between the extension and the hedge.
- The extension is designed in the style of an orangery, in keeping with the traditional style of the property.



North West



South West



South East



North West

Proposed Elevations

Summary

The proposed development is a carefully considered response to the property and the needs of its occupants, whilst respecting the character and heritage of Horsted Keynes. The proposed extension provides a modest additional 15m² internal area and is not visible from the front of the property. The height and roof pitch have been considered to not impact an existing window on first floor keeping it low profile, ensuring no loss of privacy or overlooking for neighbouring properties. The extension will be designed to match the existing house, featuring brick walls and timber framed doors & windows in keeping with the character of the Conservation Area.

We trust this proposal to extend Fern Cottage will be considered favourably.