

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 30 April 2025 15:28:31 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: Bonfire Cottage, Bonfire Lane, HK DM/25/0680

Hi Andrew

Comments on the above planning application.

The application site is a semi-detached late 19th/early 20th century cottage located within the Horsted Keynes Conservation Area. The current proposal is for a single storey rear extension under a pitched roof, alteration of a rear door to window, and alteration of side window to a door, with a porch canopy over. The property has been previously extended, however the addition now proposed is relatively modest in scale and will have only a limited impact on views of the house from outside its gardens. Subject to detail, this aspect of the proposal is not considered contentious. The proposed alterations to window and door openings are also minor in nature and are not considered contentious.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area, meeting 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
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of new windows and external doors, and or typical eaves details
- New rainwater goods and other external pipework to be of painted metal
- Rooflight to be flush fitting, metal framed conservation style rooflight.

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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