



BONFIRE COTTAGE, BONFIRE LANE, HORSTED KEYNES

PLANNING STATEMENT

Brief

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

Context

Bonfire 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, accommodating a first floor bedroom and ground floor WC and utility space. (ref 00/00356/FUL).

The applicants primarily use the existing utility entrance at the rear as their everyday entrance, however its location and utility layout doesn't provide the necessary space. The applicants have lived in the property for many years and would like to adapt and extend the ground floor layout to provide better mobility access for their 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 a breakfast/dining room, providing clients with a formal dining space with a garden aspect. Rooflights, doors and windows are used to provide natural light into the area and the kitchen beyond.
- A new side access door is proposed to the north-east elevation, with a covered canopy over to improve connectivity with the driveway, as the clients intend to use this as their primary entrance for daily activities.
- The current utility back door will be replaced with a window to introduce light into the space.



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 13m² 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 a clay tiled roof and brick walls in keeping with the character of the Conservation Area.

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