

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 March 2026 15:25:15 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/26/0483 Inyanga, Bonfire Lane, HK

Hi Anna

Comments on the above planning application.

The application site is an unlisted detached house located in a backland position to the south of Bonfire Lane, within the Horsted Keynes Conservation Area. The house, which dates from the second half of the 20th century, is not of any architectural or historical interest and makes at best a neutral contribution to the character and appearance of the Area.

The current proposal is for the construction of a 1½ storey extension, to provide an attached garage with studio space above, to the northern side of the existing building.

In other circumstances, the provision of an attached garage may not be considered to be sympathetic to the traditional nature of the development within a rural village such as Horsted Keynes. However, in this instance the existing house, although within the Conservation Area, is modern, and part of a small group of other houses of a similar period some of which have attached garages. In addition, the property is set back from the road and relatively well screened from public view. Furthermore, the addition although quite substantial is considered subordinate to the existing house. In this context, on balance, the principle of the proposal is considered acceptable.

There are however some aspects of the detail of the proposal which in my opinion require reconsideration, affecting the elevation facing onto the shared access road and the landscaping of the front garden area:

- The proposal is for an aluminium roller shutter garage door. This is not considered an appropriate feature for a property within the Horsted Keynes Conservation Area notwithstanding the relatively modern date of the house, and should be amended to timber doors of a more sympathetic design.
- The proposal includes enlargement of the hardstanding area to the front of the house to provide additional parking. This would involve the loss of soft landscaping to the frontage of the site where it has potentially the greatest impact on semi-public views from the shared access. In my opinion this has the potential to result in some harm to the generally verdant and semi-rural character of the Conservation Area and should be rethought. This work also seems unjustified in that part of the reason for the proposal is provision of parking within the garage. I would recommend this aspect of the proposal is reconsidered and ideally removed from the scheme, or else that the new parking area is reduced in size to retain more of the existing soft landscaping.

Subject to the above amendments, the proposal is considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35, the Council's Design Guide and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in 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
 - - typical examples of new external doors including garage doors
 - - rooflights shall be flush fitting metal framed conservation style rooflights

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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