

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 November 2025 16:07:10 UTC+00:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: DM/25/2714 Fern Cottage, Bonfire Lane, HK

Hi Peter

Comments on the above planning application.

Fern Cottage is an unlisted semi-detached property located within the Horsted Keynes Conservation Area. It dates from the late 19th-early 20th century, and retains a number of period features. It has been extended to the side over two storeys, including an attached garage at ground floor. The cottage and its attached neighbour make a positive contribution to the character and appearance of this part of the Conservation Area.

The current proposal is for a single storey lean-to extension to the rear of the property. This application follows on from the recent granting of planning permission for an alternative rear extension also at a single storey but in an 'orangery' style, with a flat roof and lantern, and wrapping around the corner of the existing rear wing. The applicant has decided not to implement this permission.

In other circumstances, given the scale of the existing addition to the cottage, a further extension to it might be regarded as contentious. However, in this instance the further extension is modest in size and will be well screened in views from outside the site. The lean-to form relates well to the context, mirroring a similar single storey lean-to element to the rear of the attached neighbour. The existing permission is also a relevant consideration. In this context, it is considered on balance that an objection to the proposal would be difficult to sustain.

The proposal is therefore considered to meet 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.
- 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, and annotated to show materials and finishes, of the following:
 - - typical examples of new windows and external doors
 - - typical fascia detail
- Rainwater goods and other new external pipework to be of painted metal.
- Rooflights to be flush fitting, metal framed conservation style rooflights.
- Details of the paving material to the extended patio.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280