

PLANNING STATEMENT

Lattenbury, Lewes Road, Horsted Keynes RH17 7DP

Background

This property secured permission to construct a first floor extension over part of the existing flat roof living room / study extension at ground floor. The new external walls at first floor were approved to have plain clay tile wall hanging at first floor, in a similar way as the neighbouring property. This proposal looks to secure permission for having matching plain clay tile hanging on the external wall of the existing first floor along the front elevation facing the street. The property is located within the High Weald AONB and Ashdown Forest 7km zone of influence, but is not a listed building nor within the Horsted Keynes Conservation Area; therefore this work cannot be carried out under permitted development.



Photos above show existing houses in Horsted Keynes with brick finish at ground floor and clay tile hanging at first floor.

Properties along Lewes Road and Horsted Keynes, have clay tile wall hanging along the front elevation at first floor, which suggest a precedent for our proposal, therefore “respond to local character and history, reflect the identity of local surrounding materials” in compliance with the NPPF. The Mid Sussex Local Plan requires extensions to be “*sensitively designed to reflect the special characteristics in terms of their scale, density and design through the use of complementary materials*”; the proposal will be in keeping with local character already found in the village and will have no material impact on neighbours.

We trust this information will help secure a favourable recommendation but if there are any queries, please do not hesitate to contact the office.