

PLANNING STATEMENT

2 Victoria Cottages, Lewes Road, Horsted Keynes RH17 7DP

Background & Context

The property is a semi-detached dwelling which shares an outbuilding with 1 Victoria Cottages. The rear elevation of the properties and the outbuilding face the village's recreational ground, but has a dense hedge for screening from the public open space.



Figure 1 Victoria Cottages & Outbuilding from Horsted Keynes Recreational Ground

The applicant is in need for a ground floor shower room and utility space for future-proofing the property; therefore the proposal consists of converting their portion of the outbuilding and creating a new single-storey link between the existing kitchen and outbuilding. The proposed link would have a pitched clay-tile roof with brick finish external walls, to match the style of the existing outbuilding. The eaves height of the link will be no higher than eaves height on the existing conservatory and proposed ridge height to the link will be no higher than existing ridge height on the outbuilding. Therefore the proposed link would not be visible from any public road, footpath or recreational grounds.

The property is located within the High Weald AONB and Ashdown Forest 7km zone of influence, within Flood Zone 1 (no evidence of surface water flooding). The site is not adjacent to any ancient woodland, or within areas of SSSI nor SNCI. Historic mapping from 1842 shows evidence of Victoria Cottages (except for the outbuilding which is believed to have been built in second half of 20th century therefore of no historic significance). Neither No. 1 and 2 Victoria Cottages are Listed Buildings nor Non-Designated Heritage Assets. The property is within the Horsted Keynes Conservation Area and sits across the road from the Grade II Listed dwelling Rixons and a number of trees with TPO's, however the proposed link will not have negative impact on these heritage assets.



Figure 2 Historic Mapping ca. 1842 with site indicated

Policies

Policy HK4 of the Horsted Keynes Neighbourhood plan requires “development should maintain the distinct local character and demonstrate good quality design”, the proposal will use external materials which will match those on the existing outbuilding to ensure there is visual architectural consistency. Policy HK5 requires domestic extensions to not create “significant harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight or outlook”. The proposed link will match the materials, scale, form of the existing outbuilding and not be visible from the neighbour’s garden or any public land. No new external lighting or rooflights are proposed therefore no light pollution would be created and have no adverse impact on neighbouring properties and dark skies in the AONB would be protected, in accordance with Neighbourhood Plan Policy HK13.

The proposal would stay subservient to the existing and neighbouring properties, 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 height, scale and massing of the extension are proportionate to the building 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.