

**INYANGA, BONFIRE LANE, HORSTED KEYNES, RH17 7AL****PLANNING STATEMENT****Brief**

To create secure garaging for our client's car with a home office/studio space above.

Context

Inyanga is a mid-century detached house situated at the end of a cul-de-sac off Bonfire Lane. The property was built as part of a small development of similar houses. The house is on the edge of the Horsted Keynes conservation area and within the High Weald National Landscape.

Proposal

Our proposals are for a single garage with a home office/ studio space above, accessed by stair from the entrance link between the garage and existing kitchen. The proposed building footprint is sited parallel to a 2.3m high retaining wall along the north-east boundary. Due to the level change between this site and the adjacent property 'Joylands', the building form appears sunk down with first floor accommodation within the roof volume to minimise the impact of the proposed massing and ridge height relative to the neighbouring dwelling. Materials will be to match the existing house. A large Leylandii tree is to be removed from the corner of the plot. An existing section of grass is to be replaced with hard landscaping to provide additional on plot parking adjacent to the entrance.

Planning History

This application follows a positive pre-application enquiry in 2018 (DM/18/0444) which included a garage, kitchen extension and annexe at first floor above. In the meantime, our clients brief has changed and scale of proposals reduced to allow for a garage with single room above to function as a home office and studio space.

A previous consent for a double garage was granted in 2004 (04/01360/FUL) but was not implemented.

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 is a reduction from our earlier pre-app scheme and has limited visibility in the setting of the conservation area. A traditional form is used to integrate the extension with the existing building. The height and roof form have been considered to not impact any existing windows on first floor. Materials will be selected to match the existing to provide a cohesive appearance.

We trust this proposal to extend Inyanga will be considered favourably.



View of proposed garage location



View of area proposed for additional parking