

Mr Stefan Galyas
The Planning Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

23rd January 2025

BY EMAIL

Dear Mr Galyas,

Application No: DM/25/0056

Proposal: Existing conservatory to be demolished and replaced with
A flat roof single storey extension to the same footprint (but
squared off). With a proposed 2.1m projecting two storey flat roof
extension above.

Location: Lincoln Cottage, The Green, Horsted Keynes, Haywards Heath

Thank you for your notification of 10th January 2025 regarding the above planning application.

unlisted semi-detached cottage constructed in 1901, one of a group of three similar pairs to the southwestern side of The Green. The row of cottages is within the Horsted Keynes Conservation Area.

I support the first part of the proposal: flat roof single storey extension to replace the existing conservatory on the rear elevation. This reflects the pattern of development along the row of cottages, which universally comprises single storey developments that ensure the original L-shaped footprint of each cottage remains discernible.

My comments on the second part of the planning proposal — a two storey 2.1m projecting extension — are as follows:

The proposed design for an upper storey projecting extension would detract from the appearance of the building, the character and appearance of the group of cottages of which it is part, and the character and appearance of the Horsted Keynes Conservation Area. This would fail to meet the requirements of District Plan Policy DP35.

There is no precedent for upper storey development along the row of six cottages. None have any external development of the rear elevation above the ground floor. All retain the design of the buildings' rear elevations as originally constructed.

The proposal for an upper storey extension will adversely affect the remaining symmetry of the cottage pair.

An extension projecting by 2.1m at the upper level at the rear of the property would, given the orientation of the building and southwest facing aspect of the rear elevation of the building, adversely affect the outlook from Molesey Cottage. During the late afternoon and evening in spring and summer months the back of Molesey Cottage would be thrown into shadow, detracting from the living environment within the rooms at the rear of the property. None of the cottages comprising the row of six are currently affected in this way.

Yours sincerely,

