



Fern Cottage

FERN COTTAGE, BONFIRE LANE, HORSTED KEYNES, RH17 7AJ

PLANNING STATEMENT

Planning Update

Further to a recent approval for a single storey rear extension in August 2025 (DM/25/1504), our clients have since reconsidered the design and layout of the project, preferring to revert to an alternative scheme discussed at sketch stage. Instead of the approved 'orangery' style extension, a simple lean-to monopitch is proposed to the rear of the existing kitchen/dining space to create an open plan space. Externally this responds sensitively to the appearance of the existing house.

Based on conservation officer feedback from the earlier approval, we understand this revised approach will be favourable when assessed against the MSDC Design Guide, and considered an improvement in design terms on the formerly approved 'wrap around' orangery scheme.

Brief

To create additional dining accommodation and internal alterations to improve existing ground floor layout.

Context

Fern Cottage is a traditional semi-detached dwelling situated on Bonfire Lane in the village of Horsted Keynes and is within the Horsted Keynes conservation area and the High Weald National Landscape.

The property is a late Victorian cottage having a traditional vernacular appearance, including a clay tile pitched roof and brick walls.

The property has been previously extended to, accommodating a garage, first-floor bedroom and ensuite. (ref: 03/00175/FUL).

The applicants use each space of the house, but no room on the ground floor is large enough to be able to host friends and family comfortably, as each room is a similar size to each other. The applicants would like to adapt and extend the ground floor layout to better suit their current and future needs.

Proposal

Our proposals are for a single storey rear extension to rear of the property.

The proposed works comprise the following:

- The proposal includes constructing a new single storey rear extension to create additional dining/ living room off the existing kitchen, providing clients with a larger and more flexible space with a garden aspect. Rooflight, doors and windows are used to provide natural light into the area and the kitchen.
- Doors are proposed to the South-West elevation, to improve connection to the enclosed patio and the garden. An external route is retained between the extension and the hedge.
- The extension is designed in a vernacular style with traditional materials in keeping with the style of the property.



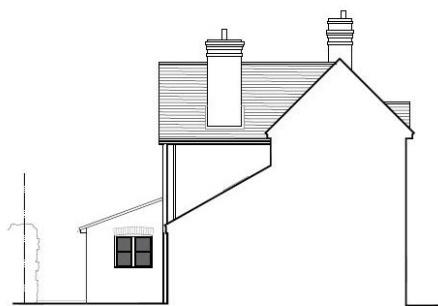
North West



South West



South East



North West

Proposed

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 provides a modest additional 15m² internal area and is not visible from the front of the property. The height and roof pitch have been considered to not impact an existing windows on first floor keeping it low profile. The extension will be designed to suit the style of the existing victorian house, featuring brick walls, slate roof and timber framed doors & windows in keeping with the character of the Conservation Area.

We trust this revised proposal to extend Fern Cottage will be considered favourably.