

PLANNING STATEMENT

Lattenbury, Lewes Road, Horsted Keynes RH17 7DP

Background

Under application Ref DM/24/1353, 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. Under this new application, the proposal consists of additional footprint at first floor facing the garden, and adding wall-hung tiles along the front elevation at first floor, and render finish at ground floor. This will add a larger family bathroom with storage. The existing obscured window for roof access on the south elevations will be replicated on the same elevation. 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.



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 or privacy impact on neighbours. The site is not adjacent to any ancient woodland, or within areas of SSSI nor SNCI. Neighbouring properties along Lewes Road and Hamsland, have had ground and first floor extensions to the rear which suggest a precedent for our proposal.

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