

PLANNING AND HERITAGE STATEMENT

Site Address

Myrtle Villa, Chapel Lane, Horsted Keynes, HAYWARDS HEATH, RH17 7AF

Background

This application is a renewal of an unimplemented planning permission which is due to lapse in March 2026. The proposal is to create a more connected kitchen/living/dining space to the rear of the house, overlooking the garden. The single storey extension proposal is low key and 'infills' what is generally a shaded corner of the property with an underused patio.

Existing Property

Myrtle Villa is an Edwardian semi-detached house accessed from Chapel Lane with a drive and parking to the front garden and small lean-to former coal shed at the rear. The property was extended in 2007. The house has external facing brickwork, with plain clay tiles on the roof.



Context

The property is located inside the AONB and Horsted Keynes Conservation Areas and within flood zone 1. There are no tree preservation orders (TPOs) on the site. Myrtle Villa is considered to be within the setting of The Crown public house, a listed building whose primary elevations faces the Village Green and Cricket pitch. The pub car park is adjacent to Myrtle Villa and the part of the listed building which faces the car park is not considered significant. The extension will be screened from the public car park by the property's existing rear garden fencing.

There are 20th and 21st century properties abutting the car park along with the cricket pavilion. All of which are closer to the listed building than Myrtle Villa. There is therefore considered to be no material impact on the listed building with the proposed scheme.

Relevant Policies

The proposal consists of a single storey rear extension over the existing open corner of patio that the kitchen and living currently wrap around. The extension provides a better outlook to the garden and improves the flexibility of the space. The design and layout satisfies the relevant policies and is a renewable of a previously approved scheme so we trust will receive a favourable recommendation.