

Dear Mr Galyas,

Reference: DM/25/0056 - Lincoln Cottage, The Green, Horsted Keynes, Haywards Heath

**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.**

Thank you for inviting us to make formal comment on this application.

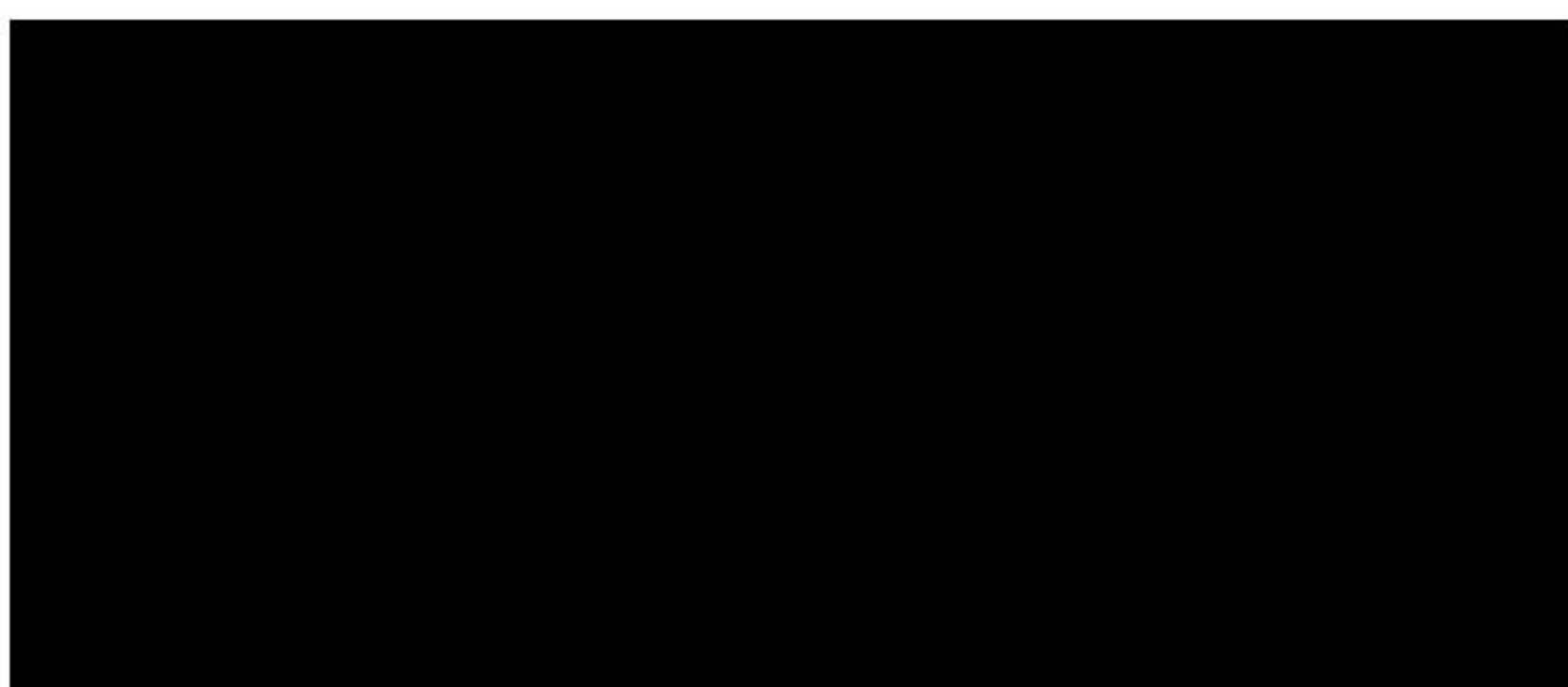
The property subject of this application is opposite our house and within the Conservation Area. It is one half of a semi-detached house the entirety of which comprises one of three similar pairs of such houses.

Although not subject to national designation (listing) this group of late Victorian houses (built 1901), together with an immediately adjacent detached house with complementary architecture, clearly possess 'group value' and lend distinctive character to the Conservation Area. This group of buildings represent an important phase in the historic development of Horsted Keynes. The nearby Crown Public House (Grade II Listed) is a medieval timber-framed building¹. The Mead House opposite (Grade II Listed) traces its history back to 1708. Lincoln Cottage is itself one of a group of buildings which although not statutorily listed, are of architectural merit, of local historic interest and make a valuable contribution to the Conservation Area; and which sit in close proximity to other buildings designated as of national importance, such as those noted above.

The proposed single storey flat roof extension on the same footprint as the present conservatory to the rear of Lincoln Cottage is low-key and intrudes only slightly on the rear aspect of the group of buildings, all with late Victorian architecture, as described above. Dependent on maintenance of hedging/vegetation, this rear aspect is visible from the Village Cricket Ground and the buildings which surround it. Provided that suitable materials and suitable windows/doors are approved for this extension it should have minimal effect on conservation of the surrounding setting.

However, the proposed 2.1m projecting two storey flat roof extension referred to above would seem to run counter to the principles set out in the District Plan (Chapters 34 & 35). The taller extension would adversely affect the present 'rhythm' of the building line at the upper storey level to the rear of this group of complementary buildings. The tall projecting structure would particularly impinge on the neighbours of adjacent properties; as sight-lines, access to natural light and uniformity of design would all be disrupted. Moreover, the setting to the rear, as viewed from the Village Cricket Ground and the properties which surround it, would be adversely affected by a taller protruding structure – depending on maintenance of hedging/vegetation. Such a structure would make the rear aspect of Lincoln Cottage incongruous with its surroundings; thereby adversely affecting the Conservation Area.

I would be grateful if you would take these comments into account when considering this proposal in relation to the planning principles set out in Chapters 34 and 35 of the District Plan.



¹ Martin D. & Martin B. (2008) 'an Archaeological Interpretative Survey of The Crown, Horsted Keynes, West Sussex'. Archaeology South East. Report No. 1687