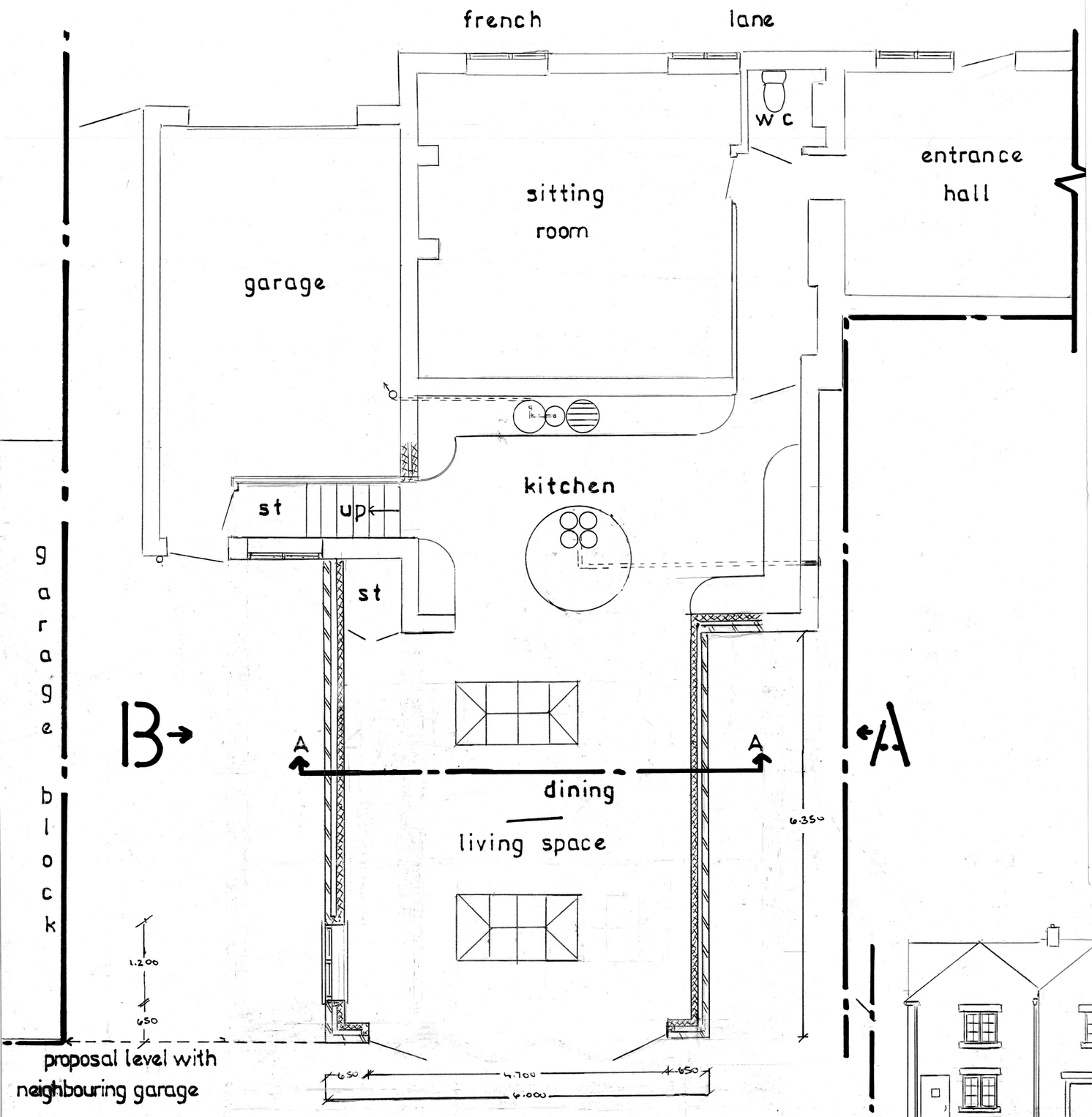
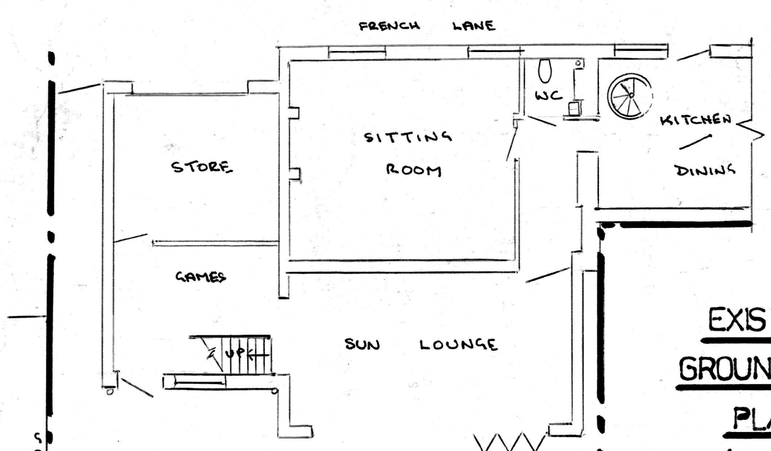
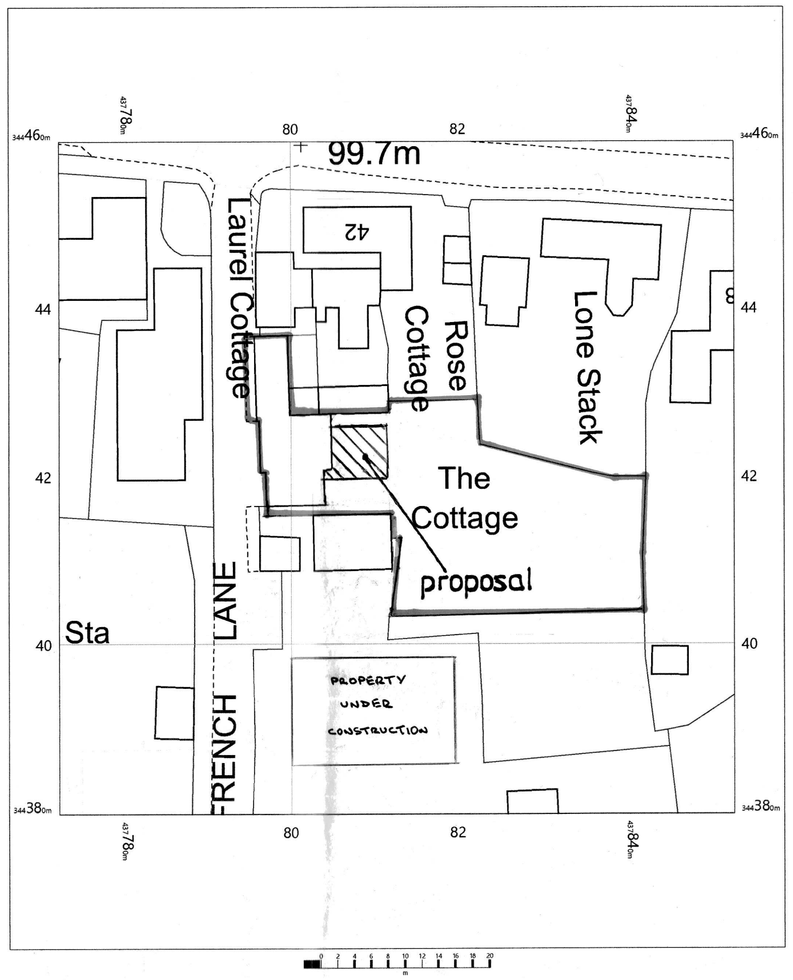


PROPOSED GROUND FLOOR PLAN (part)



EXISTING
GROUND FLOOR
PLAN
(part)



BLOCK
PLAN

OS MasterMap 1250/2500/10000 scale
Monday, May 17, 2021, ID: BW1-00962907
maps.blackwell.co.uk

1:500 scale print at A4, Centre: 437813 E, 344420 N

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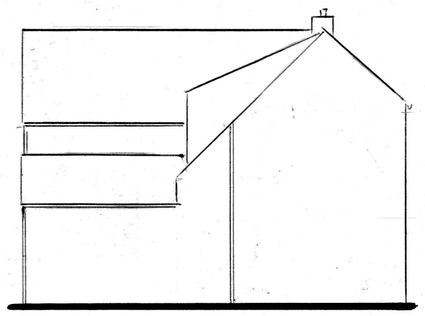
EXISTING REAR ELEVATION



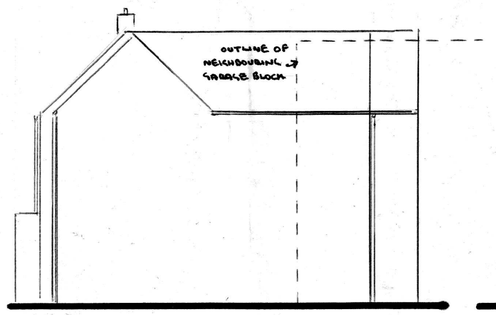
PROPOSED REAR ELEVATION

DRAWING FOR PLANNING
PURPOSES ONLY

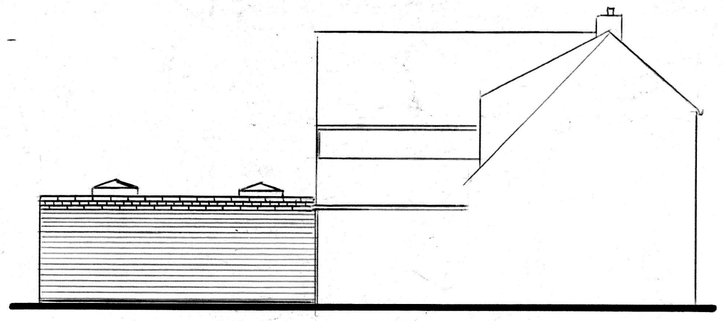
AMENDED PLAN - NOV 2022
1. WIDTH OF PROPOSED EXTENSION
REDUCED FROM 8.20m TO 6.00m



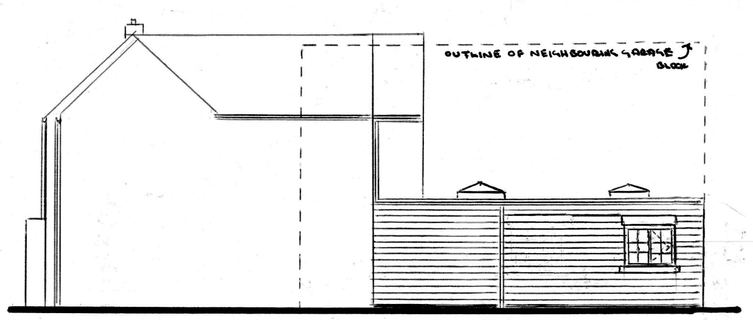
EXISTING SIDE ELEVATION from 'A'



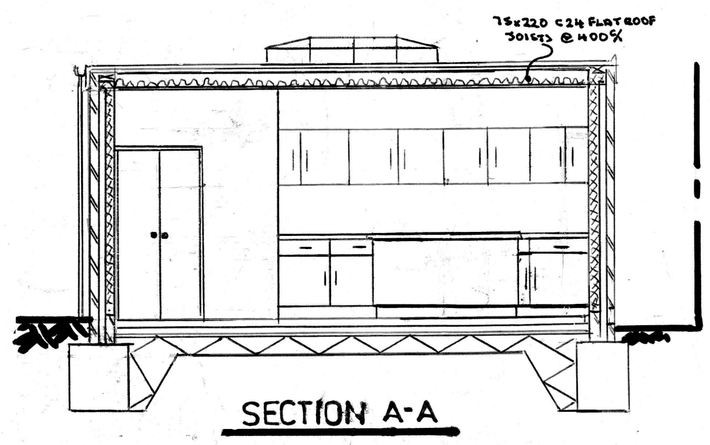
EXISTING SIDE ELEVATION from 'B'



PROPOSED SIDE ELEVATION from 'A'



PROPOSED SIDE ELEVATION from 'B'



SECTION A-A

HERITAGE STATEMENT

PROPOSAL: - Single Storey Rear DINING/LIVING SPACE

ADDRESS:- The Cottage,French Lane, Horsley, Derby. DE21 5BT

Introduction
This statement accompanies a planning application for a single storey rear extension creating additional ground floor Living Space
Statement is in conjunction with associated drawings/documentation.

Location
The property lies within The Horsley Conservation Area on French Lane

Proposal
The proposal is accessed through opening created by removing the existing bi-fold door. There is no other alterations to the existing property. The proposal is to be built on the paved rear garden of The Cottage and protrudes in line with the existing Garage block of the adjoining property.
As the applicant has acquired additional garden off Fountain House The Cottage will still have approx. 60m2 of amenity space after the proposal is built will give a more practical use to

Impact
The proposal will not impose upon the existing vista viewed from rear of Laurel Cottage and Rose Cottage as the proposal is to be max 3.000m above ground level with 2no Lantern lights on top approx. 500mm high. To the south the proposal will not be viewed as it is in line with their garage block
There are no apertures to the side of this proposal facing Laurel Cottage and Rose Cottage.
An additional useable floor space of approx. 34m2 would be created on the ground floor.

Ground Disturbance
As the proposal is to be built over the existing paving there will only be ground disturbance where foundations/drainage are installed. No trees will be affected by the proposal

Design Considerations
- The existing extension is set back from boundary on both sides
- Flat roof max 3.00m high
- Proposal cannot be viewed from road
- Bricks to be sourced and to match existing
- Brick features to match existing
- Any new windows to be Georgian softwood windows with stone heads and cills.

Summary
The proposal reflects good design by conserving/enhancing the quality and local distinctiveness of the natural and built environment. The proposal respects the character of the locality in terms of the scale and nature of the development and neighbouring buildings, and the spaces between and around these buildings
The proposal will provide The Cottage with the floor space of a general family home without removing the appearance of a cottage as viewed from French Lane

Single Storey Rear DINING / LIVING SPACE
at
THE COTTAGE
FRENCH LANE
HORSLEY
DERBYSHIRE
DE21 5BT
for
Mr A HUMENKO

scales
1:50 / 1:100 / 1:500

date
August 2022

drawing no
1A