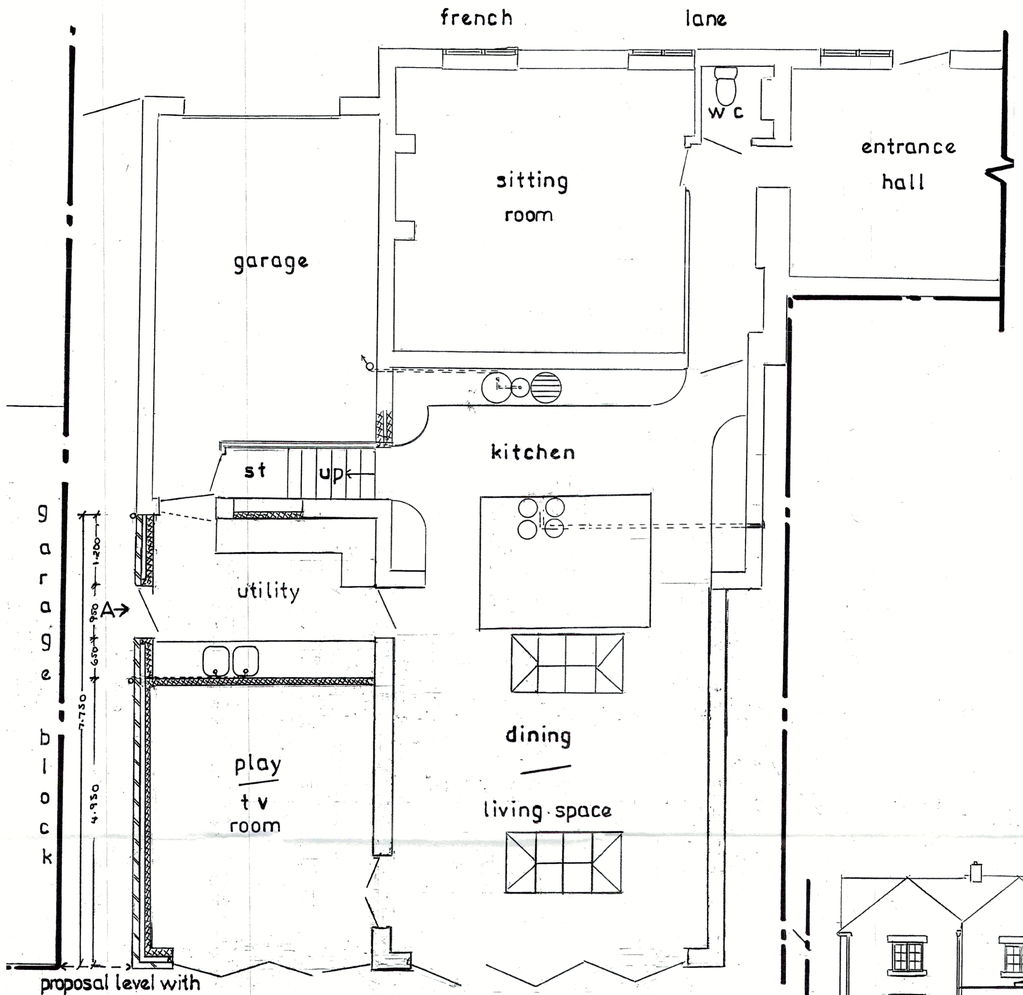
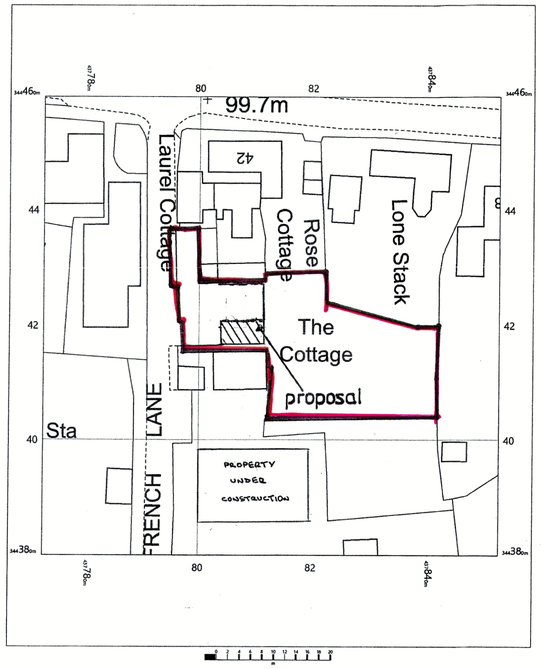


PROPOSED GROUND FLOOR PLAN (part)



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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HERITAGE STATEMENT

PROPOSAL: - Single Storey Rear UTILITY/PLAY,T.V. ROOM

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. This 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 side window and a new doorway through the existing side wall of the Kitchen/Dining. There is no other alterations to the existing property. The proposal is to be built on the paved rear/side garden of The Cottage and protrudes in line with the existing Garage block of the adjoining property.
The Cottage will have approx. 60m2 of amenity space after the proposal is built
The proposal will not be visible from any other property

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 as is the existing rear flat roof extension, it will not be visible from any of these properties, 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. 28m2 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 proposal will not protrude beyond the neighbours garage or the applicants existing ground floor rear extension.
- Flat roof max 3.00m high as existing
- Proposal cannot be viewed from road or neighbouring properties
- 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

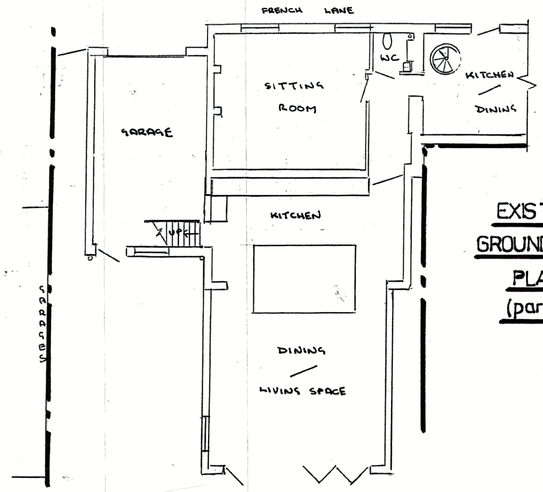


EXISTING REAR ELEVATION

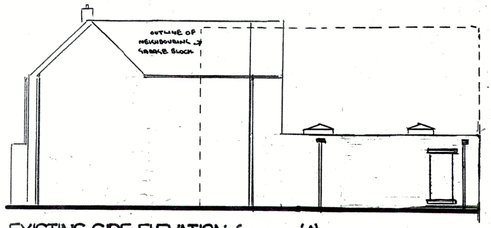


PROPOSED REAR ELEVATION

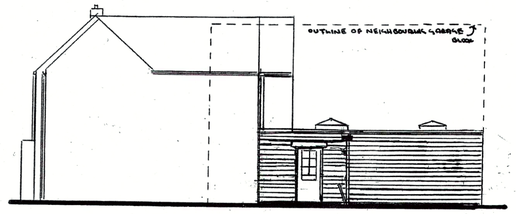
DRAWING FOR PLANNING PURPOSES ONLY



EXISTING GROUND FLOOR PLAN (part)



EXISTING SIDE ELEVATION from 'A'



PROPOSED SIDE ELEVATION from 'A'

Single Storey Rear UTILITY / PLAY, T V ROOM Ext
at
THE COTTAGE
FRENCH LANE
HORSLEY
DERBYSHIRE
DE21 5BT
for
Mr A HUMENKO

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

date
FEB 2026

drawing no
1