Honkley Farm
Planning Statement

January 2025


N

Introduction

Proposal

Access

Conclusion

This document has been prepared on behalf of Mr and Mrs James (hereafter referred to as the applicant). The statement is submitted in support of a householder planning application at Honkley Farm, Stringers Lane.

The application comprises a number of supporting plans which should be read alongside this statement. Such as:

Existing	Ref	J08.1.001
Proposed	Ref	J08.1.002
Proposed Garage	Ref	J08.1.003
Proposed Site & Location Plan	Ref	J08.1.004

Introduction



Front Elevation

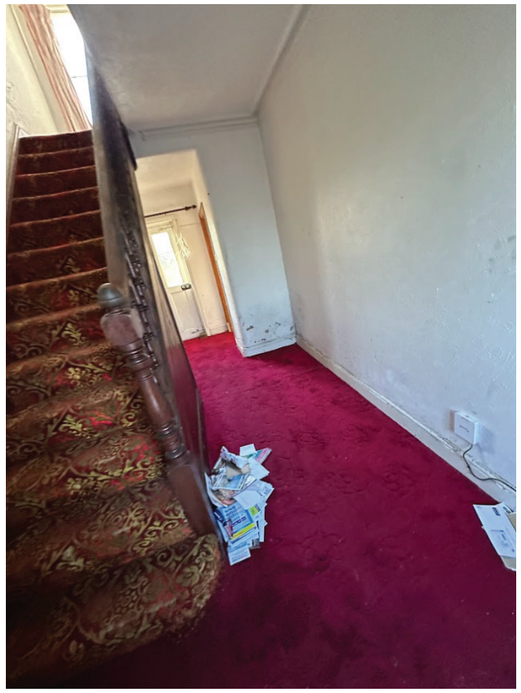


Side Elevation



Side/ Front Elevation

Existing home



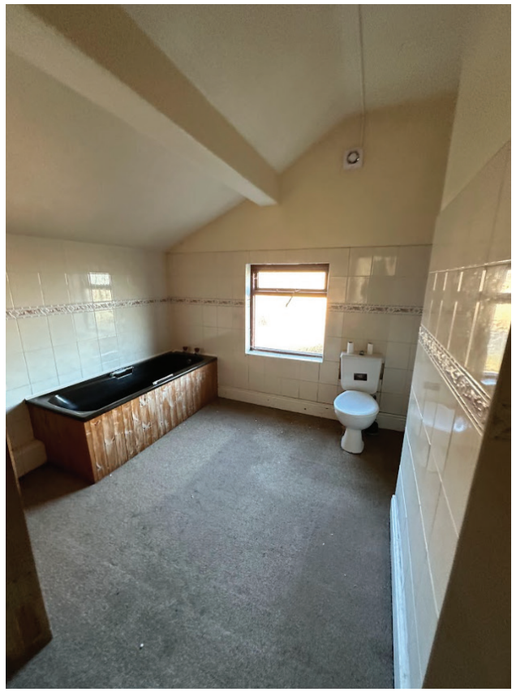
Entrance Hall



Kitchen/ Dining Room



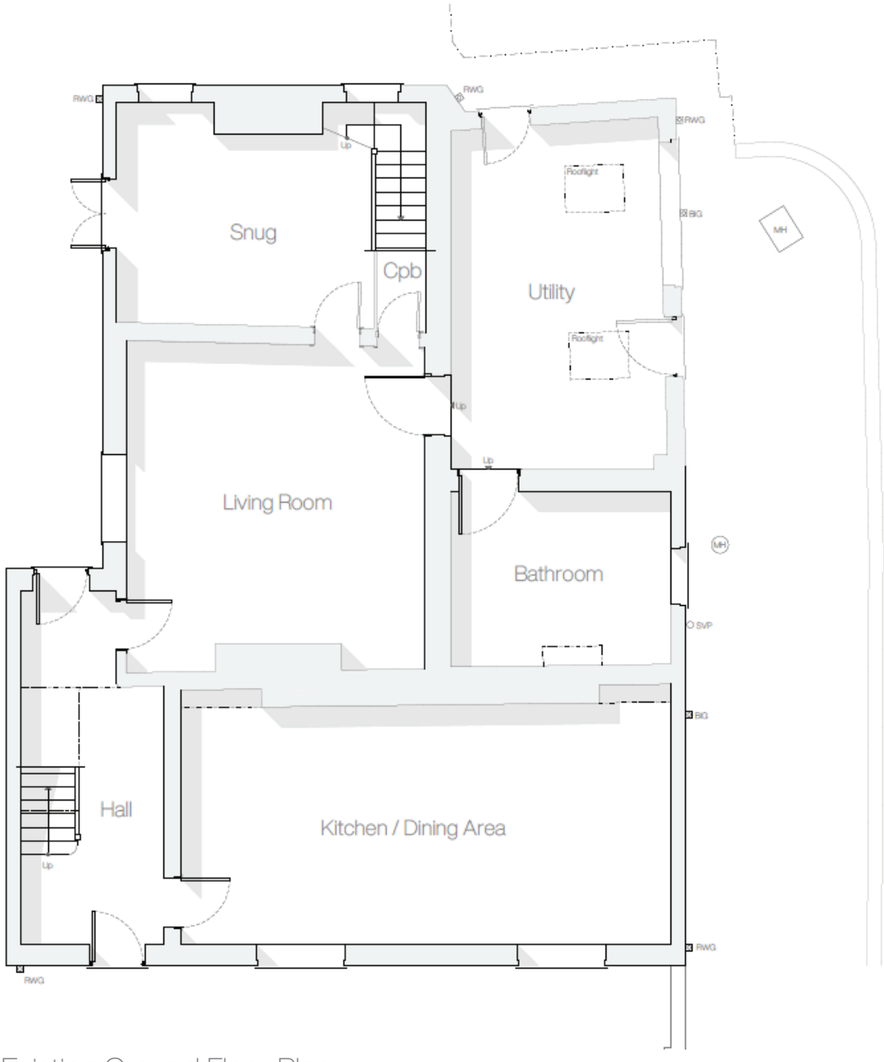
Living Room



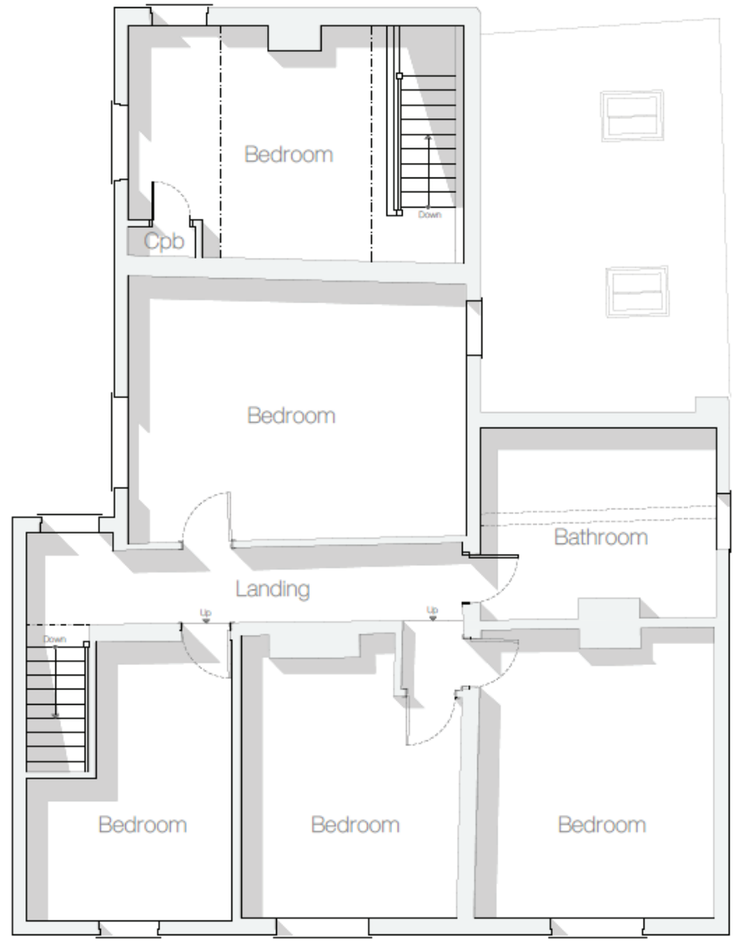
Bathroom

The extension and renovations are proposed to bring the farmhouse into a modern space with a creative blend of the existing rustic charm of while infusing sleek, contemporary design elements. The overarching goal is to maintain the character of the farmhouse while incorporating and open, airy feel with modern features to the rear. The openness of the floor plan, modern Kitchen, and Bathrooms can elevate the home's comfort without compromising the warmth and personality that make the farmhouse unique. Ultimately, it's about creating a harmonious balance where the past meets the present, resulting in a space that feels both timeless and fresh.

Existing home



Existing Ground Floor Plan

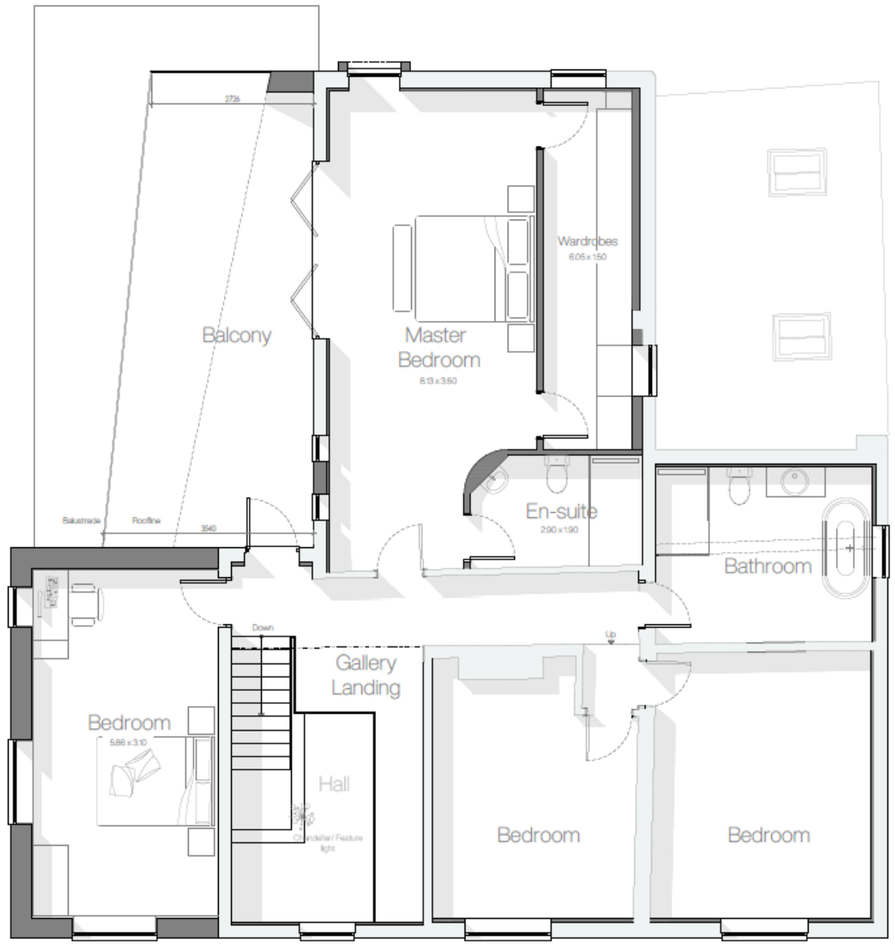


Existing First Floor Plan

Proposal



Proposed Ground Floor Plan



Proposed First Floor Plan

The rationale behind the scheme is to keep the home traditional from the front. We want the side extension to blend into the existing farmhouse seamlessly with bricks reused from the side and rear laid in an English bond with window heads, cills, and plinth details. A traditional oak framed porch will provide earthy materials to the front, with a usable space at the door for shoes, boots and wellies. The new frontage has been designed to respect the character and architectural merit of the farmhouse by reusing the same materials, detailing, and ridge lines as the existing farmhouse.

The modern rear extension provides a striking fusion of contemporary design and natural beauty, which makes full use of the outstanding views and sun path. The extension features sleek, clean lines, large floor-to-ceiling windows, and an open-plan layout that maximises natural light and creates a seamless flow between indoor and outdoor spaces. Materials like aluminium/ zinc/ corten, glass, and a natural green roof contrast with the farmhouse's traditional features, giving the addition a bold, modern edge while still respecting the overall structure.

The extended overhangs not only add a sleek, geometric element to the design but also serve a practical purpose, providing shade and creating dynamic shadows that shift throughout the day. This helps to regulate natural light and temperature within the home, making the space more energy-efficient and comfortable.


N
Sun path

Access to the property is to remain unaltered with ample parking facilities to the front.

Access

This document has set out to provide an insight into the rationale behind the design features of the proposal.

The extension and renovations blend the timeless charm of traditional farmhouse with the sophistication of modern design, creating a harmonious space that feels both contemporary and rooted in history. By thoughtfully integrating materials and features that complement the original structure—whether through a traditional side extension or a modern addition to the rear, this transformation not only enhances the functionality of the home but also frames the surrounding views in a way that invites nature inside. The careful attention to preserving the farmhouse's character while introducing modern comforts ensures that the home is both practical and visually striking, offering a perfect balance of past and present for a home that can be enjoyed for generations to come.

Conclusion