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Planning - Dover District Council
White Cliffs Business Park
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Our Ref: **7162**
Date: 22 April 2021

To Whom It May Concern:

Re: Ref: PP-09762941 - 88 London Road, Deal, CT14 9TR

Planning Statement

We are seeking planning consent for a large extension and the complete renovation of 88 London Road, Deal. The project will seek to dramatically improve the eco-credentials of the house and provide a modern, high quality family home.

The existing house is a former police house. The general condition is very tired and the existing front elevation offers little if any, architectural merit. We would like to seek consent for the complete renovation of the property, together with a single storey side extension and two storey rear extension. The project will deliver a contemporary looking form and the applicants are determined to achieve a high quality finish throughout. We would like to provide a brief summary of the proposed changes:

Access/driveway.
The house already has an existing vehicular access onto London Road, an attached garage and some parking provision on the straight drive; however there is nowhere to easily turn a vehicle without driving over the lawn. There is also a telegraph pole at the corner of the plot, next to the existing driveway and this coupled with the inability to turn a vehicle, make reversing onto the road awkward.

We therefore propose to re-position the entrance/driveway, closer to the centre of the plot and provide adequate space for the parking and turning of vehicles so that they can re-enter the highway in a forward gear. At the same time we would like to construct a new front wall, with a 0.9m high rendered wall, 1.8m masonry piers and contemporary railings between (see drawings). These will allow good visibility when using the driveway. The boundary wall will replace a collapsing and tired hedgerow which currently limits visibility on the drive. An application will be made to KCC for the new/altered dropped kerb.

Single Storey Side Extension.
The existing former cells/out-buildings attached to the side of the house will be demolished and replaced with a new flat roofed, single storey extension to provide a home gym and other utility space. The single storey extension projects slightly forward beyond the front of the principal elevation but is still behind the established building line in the street. The house (and proposed extension) are also set well back from the road.

Two Storey Rear Extension.
We have designed a contemporary flat roofed, two storey rear extension which will become the principal living space at ground floor and accommodate two bedrooms at first floor. The extension is two storeys at one end, where it is adjacent to the taller neighbouring school building. The extension then steps down to become single storey as it gets closer to the opposite neighbour, hence minimising any impact. The first floor section of the extension is finished in vertical larch cladding.

Renovations.
At the same time as the extensions the entire house will be remodelled and renovated. The front elevation will be predominately rendered but also have a section of vertical larch cladding to reflect that used on the rear extension. The existing attached garage roof will be raised slightly to match the height of the wrap-around single storey extension to the rear, thus providing one coherent new roof covering.

Nominal increase in ridge height and roof slope.
The main roof of the house is to have the existing concrete tiles removed and then the entire roof will be recovered in grey Marley Modern concrete tiles. At the same time the opportunity will be taken to add insulation to the roof slope. The final insulation product has not yet been selected but the re-roofing and adding of insulation may give rise to a nominal increase in the roof slope and ridge height. This is expected to be no higher than 150mm maximum, but could in fact be less. This will have negligible impact.

Environmental/Green improvements.
The renovations will also see the implementation of a Mechanical Ventilation and Heat Recovery System; Air Source heat pumps, new insulation to all existing floors and improved insulation through the entire house. This works will hugely improve the thermal performance of the property and help reduce heating costs, providing much improved eco-credentials.

We hope that the information provided is sufficient for you to proceed with the application but please do not hesitate to contact us should you have any questions or require any further details.

Yours faithfully,

David Cason
Director