

Dear Sir / Ma'am,

Please find supporting Cover Letter in support of a planning application made to Canterbury City Council for:

### **Proposed lean to side extension**

Studio Charrette has been instructed to act on behalf of Ms Tracey Sharpe (**The Applicant**). This application seeks planning approval for: the erection of a lean-to extension to the side of the dwelling (**The Proposal**) at 47 Albany Drive CT6 8PT (**The Site**).

Please find attached the following information in support of this application:

- Application Form;
- Community Infrastructure Levy Form 1;
- Site Location Plan;
- Existing and Proposed Block Plans;
- Existing and Proposed Plans and Elevations.

### **Site Context**

The Site is situated within residential neighbourhood in Herne Bay, Canterbury. The local streetscape comprises of domestic properties. The domestic buildings in this area are primarily semi-detached and detached buildings as well as bungalow structures. The site itself is a bungalow dwelling. The site is not associated with any listed status, does it fall within a conservation area or any other sensitive landscape designation.

### **Planning History**

This site has rich planning history which demonstrates that this area is not overly sensitive to development.

47 Albany Drive - **CA//07/00677** – Single Storey extension to rear of bungalow. **Status: Approved**

45 Albany Drive - **CA//08/00264** – Two storey extension to side of dwelling. **Status: Approved**

41 Albany Drive – **CA/21/02553** – Application for LDC for proposed single-storey rear extension. **Status: Approved**

Previous applications for similar projects show the applicant is familiar with local design and building regulations. Additionally, having such applications approved mean the Council believes applications such as this one will not adversely impact the landscape and character of the street scene.

## The Proposal

The Proposal is for the erection of a lean-to shed to the side of the existing building with a maximum height of 2.15 metres and length of 3.9 metres. The proposal is not out of scale of what is considered to be Permitted Development under the General Permitted Development Order 2015 (as amended) which highlights that the structure will be of a reasonable scale. While the proposal meets a majority of parameters to constitute as Permitted Development under Class A of the GDPO, the proposal does not meet all applicable conditions as it will be constructed with a timber finish rather than a matching material to the existing house.

While this proposal will be constructed of a different material, it will feature a new roof to match the existing dwelling. The proposal is appropriately located within the curtilage of the property to ensure that it will result in minimal to no impact on the areas existing streetscape character following its construction.

As such, it is of Studio Charrettes professional viewing that the proposal should be deemed acceptable in principle, in line with the council's applicable policy and material considerations. We therefore see no reason for the Planning Authority to withhold our request for permission and kindly request for a decision to be issued within a reasonable timeframe, in line with the Government's National Planning Policy Framework. Should any additional information be necessary to assist the appointed case officer's assessment of this application, please do not hesitate to get in touch directly for any reasonable requests.

Kind regards,

Michael Breen MPlan