

3 Lanehays Road, Hythe SO45 5EQ



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1. Site

1.1 The application site contains a detached property within the built-up area of Hythe.



2. Site & Planning History

2.1 NFDC website shows the following planning history for the property

Rear dormer; Single storey rear extension (LDCEP)

Ref. No: 17/11555 | Validated: Tue 07 Nov 2017 | Status: Decided

3. Proposal

3.1 This application seeks permission for a front dormer.

4. Design

4.1 The proposal involves construction a dormer to front elevation to enable the reconfiguration of the first floor to provide a further bedroom and W/C.

4.2 The primary considerations of this application will be the impact on the street scene and neighbour amenity.

4.3 There are is a considerable variety of styles and sizes of dormer within the area and the proposal will replace the existing smaller dormer so will not be out of keeping.

4.4 The proposed alterations will not cause any overshadowing or increased overlooking and will therefore not impact on neighbour amenity.

5. Materials

5.1 The proposed materials will be flat roofing material, composite cladding and UPVC windows, all to match the existing.

6. Parking

6.1 The proposal adds a further bedroom to the property however there is more than sufficient off-road parking on site.

7. Trees

7.1 The NFDC TPO register identifies there are no protected trees on the application site. There are no trees within falling distance of the proposal.

8. Biodiversity

8.1 The required biodiversity checklist is submitted as supporting information with this application.

9. Flood Risk

9.1 The Environment Agency flood map does not identify the property as being at risk from flooding.