

# 63 Hollybank Crescent, Hythe SO45 5GF



# 63 Hollybank Crescent, Hythe SO45 5GF

---

## 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 no planning history for the property

## 3. Proposal

**3.1** This application seeks permission for front & rear extensions, roof alterations in association with new first floor including dormer & roof lights, outbuilding following removal of existing garage

## 4. Design

**4.1** The proposal involves the replacement of the existing sun room at the front of the property and a single storey rear extension. Roof alterations will allow for three bedrooms a bathroom and en suite at first floor.

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

**4.3** A wide variety of extensions and alterations have been made to the properties in Hollybank Crescent and the wider Hollybank area therefore the proposal will not be out of character.

**4.4** The roof alterations do result in an increase in height of the property but this does not extend beyond the existing foot print of the building and the rear extension is single storey so there will not be an unacceptable impact on neighbour amenity.

## 5. Materials

**5.1** The proposed materials will be brick and tile to match the existing property with cedar board/hardiplank cladding

## 6. Parking

**6.1** The proposal does involve the loss of the garage and an increase in the number of bedrooms from three to four however there is more than adequate off road parking available on site

## 7. Trees

**7.1** The NFDC TPO register does not identify any protected trees on or adjacent to the site.

## 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.