
Client: Mr Cooke
Date: 9th January 2024
Ref: D126
Site: 29 Station Road, Henre Bay,
Kent, CT6 5QJ

PLANNING AND DESIGN & ACCESS STATEMENT

1.0 Background

- 1.1 The property is a detached dwelling which has previously been extended to the rear. To the left-hand side there is an attached garage with workshop to the rear. The main building and associated extensions have been built in masonry with a painted render finish. The windows have been replaced throughout with uPVC double glazed units. To the rear there is a large dual pitched Conservatory with polycarbonate roof which internally is open to the main living space. A small kitchen extension is also located to the rear left-hand side of the property.
- 1.2. The grounds to the rear of the site slopes from front to back with a small walkway and retaining wall provided to separate the building and garden.
- 1.3 It appears that the property has been gradually extended over its lifetime with the garage and subsequent workshop, together with the conservatory enclosing upon previous openings.
- 1.4. From a brief review of the planning records consent has previously been granted for the conversion and alterations to the garage to provide ancillary accommodation to the property.

2.0 Existing Buildings and Area

- 2.1 The existing dwelling is located on station road which links the railway station and town centre. The area is substantially residential in nature, with the exception of the nearby train station and public house. The building provides residential accommodation cross two floors including four bedrooms, reception room, conservatory and kitchen.

3.0 Proposed Aims

- 3.1 To provide a modern energy efficient open plant space rationalising the previous ad hoc development within the dwelling.

4.0 Proposals

- 4.1 The current proposals, include for the demolition of the existing Conservatory together with the rear workshop. Furthermore, the existing kitchen extension would be altered to enable it to be incorporated within the proposed open plan kitchen, dining and family area to the rear of the property.
- 4.2 The proposed materials are listed on the application drawings, however, these have been chosen to be consistent with the existing materials found at the property.

5.0 Planning Policies & Guidance

- 5.1 A number of relevant Canterbury City Council Planning Policies have been considered in preparing this scheme and the supporting:
- 5.2 *Policy DBE3 Principles of Design, Policy DBE5 Inclusive Design & Policy DBE6 Alterations and Extensions*

The proposed scheme seeks to replicate the simple construction and appearance of the original building. As such, this maintains a sympathetic appearance with the original building. Furthermore, the overall street scene is unaffected by the proposed works, by the nature of the proposed extension and its relationship to the existing building on the site.

5.3 *Guidelines to control residential intensification*

We have considered the guidance contained within this document and the proposals seek to rationalise and improve the use of the building through the proposed alterations to the rear. The impact of the proposed works also considers the potential building affect to the site and neighbouring properties that is mitigated through the restricted height and maintaining the existing building lines.

6.0 Consultation

- 6.1 Consultations have not been held with Canterbury City Council Planning Department given the simple nature of the proposed works.

6.0 Assessment

- 6.0. 1. Use: The existing building and space provide a typical single-family dwelling. The use therefore remains unchanged and is reinforced by the proposed works.
2. Amount: The floor area of the existing structures compared to the proposed would increase the size of the property by approximately 9.7sq.m.. This would result in a modest increase in the overall size of the building, whilst reducing the overall height by the removal of the dual pitched conservatory.

3. Layout: The proposed open plan arrangement would provide a modern flexible family space. The existing layout is constrained by the kitchen only being connected with the rest of the ground floor through the entrance hallway. The utility room and cupboards provide flexibility in layout whilst also improving the flow through the space.
4. Scale: The proposed extension is modest in comparison to the site and the existing structures. The overall height will be reduced, albeit there is a small increase in the total floor area of the property. The alterations are therefore not felt to be detrimental to the overall site.
5. Landscaping: The landscaping will generally be maintained with existing retaining wall being extended in place of the existing workshop.
6. Appearance: The general appearance to the front of the building will remain unaltered. To the rear the ad hoc appearance will be rationalised with a coherent appearance, which is not overbearing on the overall building.
7. Vehicular and transport links: Unaltered by the proposed works.

7.0 Conclusion

- 7.1 We feel the proposed work should be considered favourably as the scheme addresses the existing site. The scheme improves the ground floor space for use as a family home, whilst not having an adverse impact on the historic street scene.



Photograph 1



Photograph 2



Photograph 3



Photograph 4