

28<sup>th</sup> February 2024

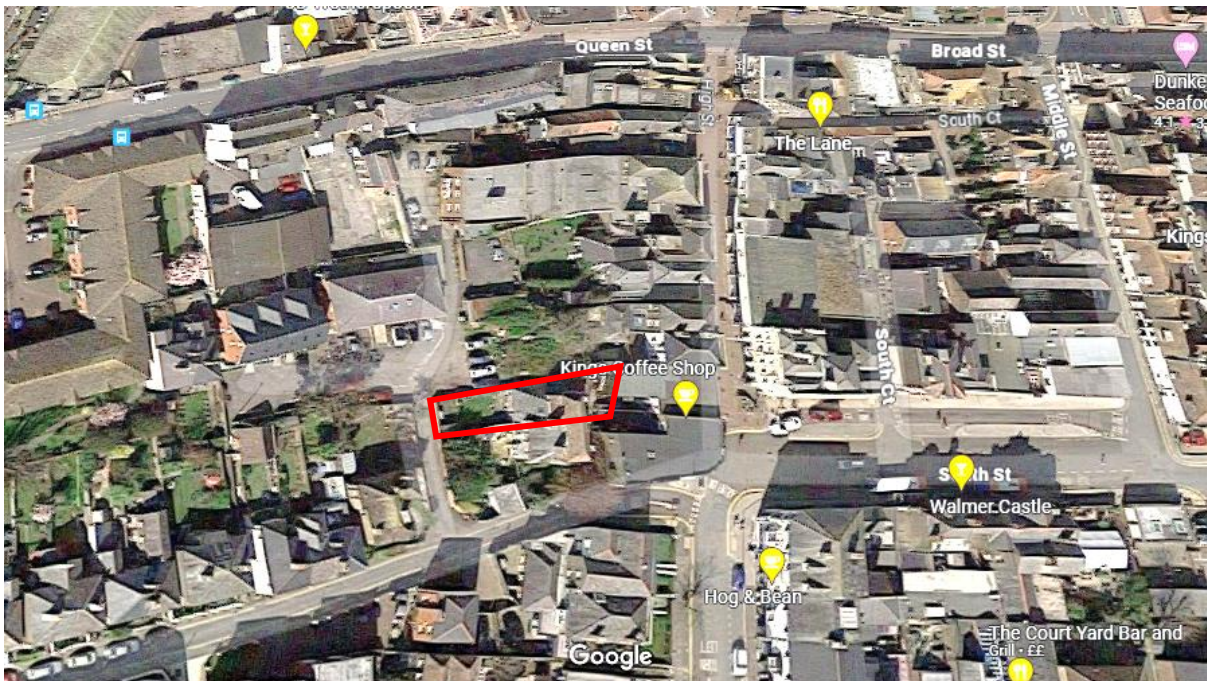
Document prepared by **William Rhys Jones**

Ref:2227A

On behalf of **Target Carbon Management**

The property is located at:  
Braunton, (Semi-Detached to Prospect House)  
Wellington Road,  
Deal,  
Kent,  
CT14 7AL

## PLANNING STATEMENT – February 2024



Re. Planning Application for the renovation and 3 storey extension to existing semi-detached dwelling.



## 1.0 Introduction

This statement supports a Planning Application for a three-storey side extension and general improvement works of a three-storey story semi-detached existing dwelling.

This Planning Statement will cover the background to the application and provide the necessary information to a planning officer at this early stage.

In addition to this planning statement, the planning application is accompanied by the appropriate planning application form and ownership certificate, duly signed, and completed. This statement and all plans have been prepared by Target Carbon Management Ltd.

## 2.0 Description

The site comprises of one semi-detached three storey brick 'end-terrace aesthetic' dwelling. The dwelling is a mid-20<sup>th</sup> century addition to Prospect House.



Figure 1 Shared pedestrian access to Braunton and Prospect House







*Figure 2 Prospect House is a period property that isn't listed. Access is along a narrow alley behind restaurant refuse storage bins*





*Figure 3 Braunton extension has windows and doors that do not match. The brick perimeter wall is failing structurally*

Prospect House is a period property that has been surrounded by commercial buildings to the East on Deal high Street. Prospect House is not listed, but it is historic and may very well be listed in the future. Any structural and aesthetic changes to Braunton must be sympathetic and respectful of the original Prospect House.

Prospect House would have been an original building in the area, with commercial buildings emerging along the high street to the East. Directly to the East in front of Braunton and Prospect House, is the bin storage to mid 20<sup>th</sup> century high street shops and restaurants.







*Figure 4 Beyond the boundary brick wall is the back of house bin storage of high street restaurants.*

The local area is characterised by a condensed semi-urban Victorian residential area with predominantly on street parking. A new build dwelling is located directly to the North, as well as a car park to a modern 3 storey residential apartment buildings. Careful consideration has been made of retaining the new dwelling to the north's right to light. The shape and mansard roof has been designed to reduce impact on this new dwelling.





*Figure 5 A side extension has been added to Braunton in the late 20th century that sits along the party boundary.*







*Figure 6 Rear Elevation of Branton. Prospect House is to the right. Braunton was extended in the mid 20th century to the side and rear. Head heights are insufficient.*





*Figure 7 Garden boundary wall with three storey residential apartments beyond.*

The applicant is seeking permission for necessary renovation and dwelling extension works to turn a dilapidated dwelling with potential into a well-designed and considered 4 bedroom family dwelling. The house as it stand is not fit for habitation.

### 3.0 Access

Pedestrian access is from Wellington Road, which is via a shared pathway to the East Elevation of Prospect House and Branton.

There is vehicle parking into the rear garden is via a shared private driveway with Mulberry Court to the North.

### 4.0 Design

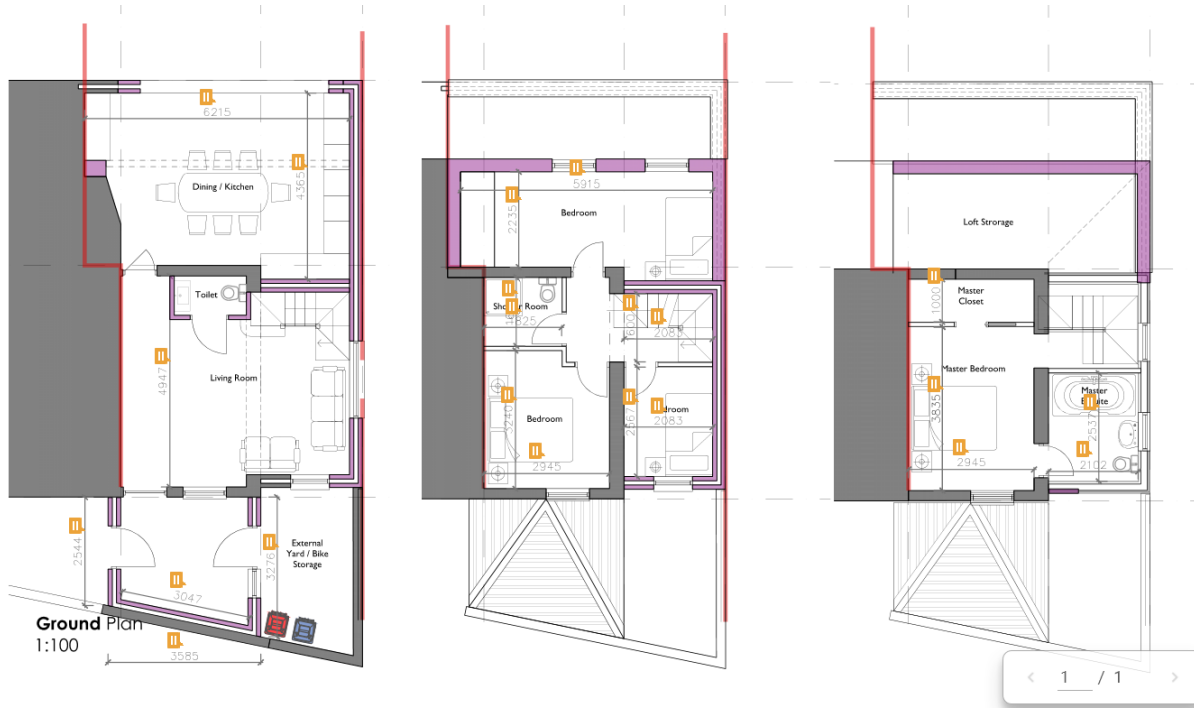
This Planning Statement is for the renovation works and side and rear extension of an existing dwelling.





The building is orientated east to west, with shared pedestrian access from the south from Wellington Road. The shared pedestrian access is also shared with the bin storage of high street restaurants and shops.

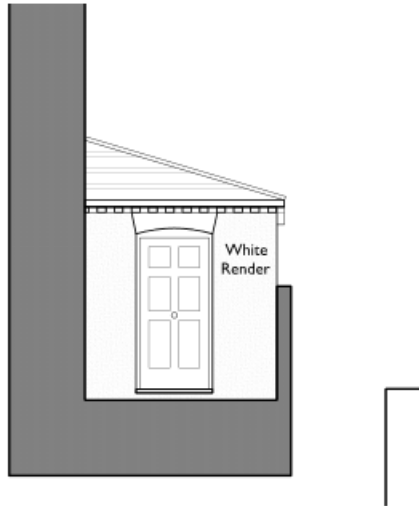
The proposal is to retain the existing footprint of the existing dwelling but reconfigure the layout by extending the single story side extension upwards to reach the existing top floor.



The existing stairs do not meet building regulations. The proposed layout locates the new improved staircase in a way that makes better use of the existing rooms and floors. The new staircase will ensure safe exit from the second story.

A proposed front porch will provide a light entrance area that will store coats and boots. This lobby will provide access to an external yard where the recycling bins are kept. These bins will be brought through the hallway down to Wellington House.





The new entrance will appear as a door in a garden brick wall with a shallow pitched roof. This design was preferred by the Planning Officers as it was more in-keeping with the heritage asset next door. The door and covered hallway will provide improved privacy to Braunton, Prospect House, restaurants and Wellington Road, as well as improving thermal efficiency to Braunton overall.

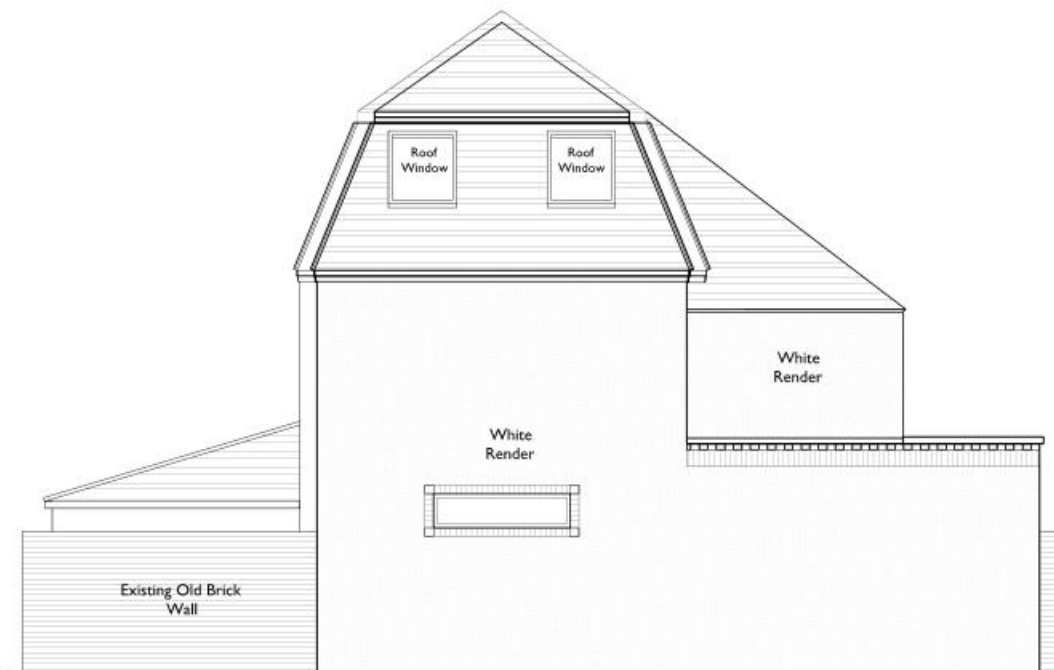


The eastern elevation proposes to replace the existing square windows, and match them with the windows of Prospect House. Where window opening match Prospect house, the fenestration pattern number of window panes will match.





The roof of the existing side extension will be removed and the existing cavity walls built upon. The wall will increase by one level to match the height of the existing wall. A mansard roof will be installed, which will finish at the height of the existing mansard roof. The new mansard roof will have a flat roof finish, with flat roof windows supplying natural light into the master bedroom ensuite and stairwell. No new windows will overlook neighbouring dwellings.

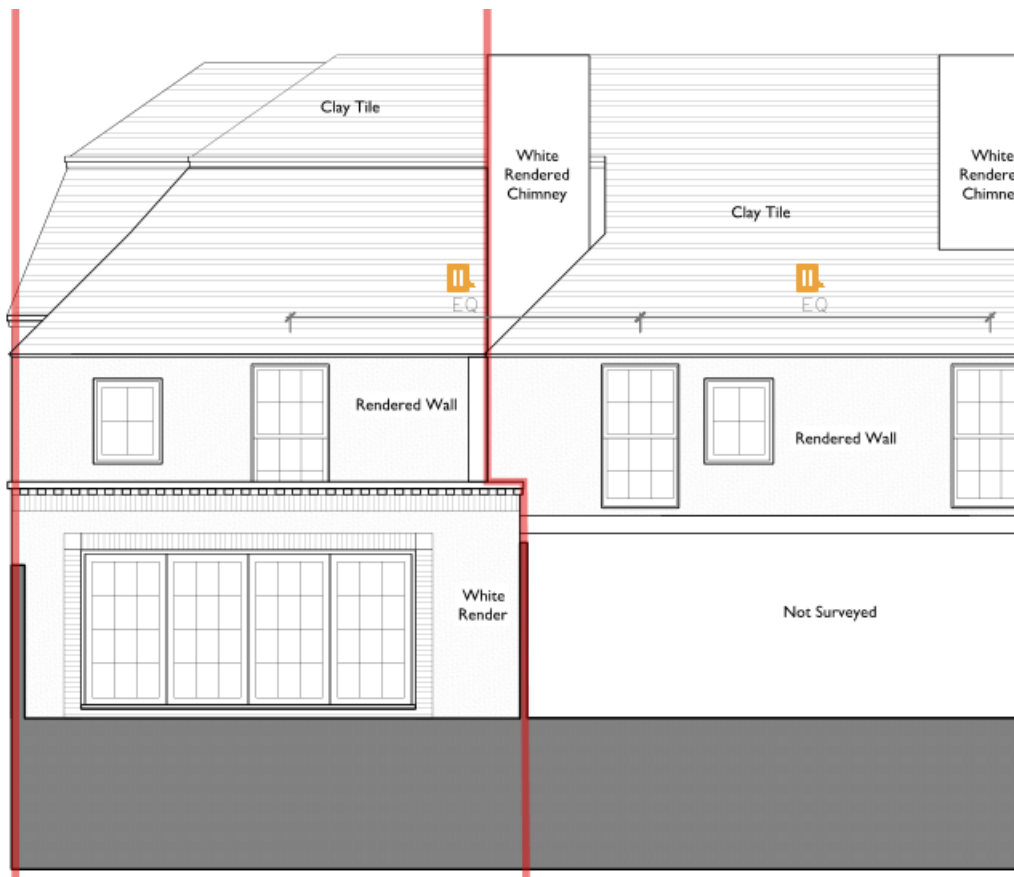


The North elevation faces a new build dwelling. There will be no new windows that overlook their garden. The single window will be at high level, which will give necessary natural light into the living area. The right to light is maintained for this northern neighbouring dwelling.

A roof will crown the new brick wall and tie in with the existing roof. It will be centred against the existing roof for balance and harmony. The brick wall will be rendered, as the multiple old and new brick types will then be masked and the blended materials unified. The render will blend well with the existing rendered structure of Prospect house.

The existing rear sloped roof is leaking and there is no standing room in the existing bedroom. The proposal is to construct another cat slide roof that matches the neighbouring Prospect house.





The west elevation will raise the existing kitchen roof / ceiling. Ceiling height is currently less than 2m and doesn't meet building regulations.

The new ground floor kitchen will receive a bi-fold sliding door with parapet wall. The first floor rendered wall will match the neighbouring Prospect house. The cat slide roof will finish with the first floor rendered wall as per the neighbouring property. The fenestration pattern is to match prospect house.





## SUMMARY

This Planning Statement forms part of a Full planning application for renovation and extension improvements to an existing dilapidated dwelling in need of improvements to thermal / material fabrics, access and structure. The dense semi-urban residential and commercial location is suitable for a three storey extension, which essentially is a two storey extension with a room in a roof.

The new stairs will provide essential safe access and escape.

The rear extension and first floor rendered wall and cat slide roof will make better use of a dilapidating pitched roof and will be a separate entity to the neighbouring Prospect House.

A new single story pitched hipped roof front porch / hallway will improve privacy to all neighbouring properties, the dwelling's orientation and facing appearance to Wellington Road. The hallway will provide a thermal buffer zone between the original house and the outside.

All the materials proposed are in keeping with the area and will sympathetically match Prospect House. Other than the new single story front porch, the entire build will be on or within the existing curtilage of the dwelling structure.

No neighbouring dwellings will be overlooked by the works, no will there be any right to light issues as the entire proposal will fall within the existing silhouette of Prospect House and Braunton.

