



CASON GREEN Associates

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Planning - Dover District Council

White Cliffs Business Park
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Our Ref: **8634**

Date: 07 March 2024

To Whom It May Concern:

Re: Ref: Reference: PP-12846557 - Holmleigh, Northbourne Rd, Great Mongeham, Deal.

We have submitted a Planning Application via the Planning Portal, PP-12846557. We would like to provide a short Planning Statement to accompany the application and provide some further background.

Background:

Our client has previously applied for the erection of a first-floor extension with rear balcony at the above address (planning application 22/00178). This scheme was put forward by a previous agent and proposed the full removal of the existing pitched roof and replacement with a first-floor extension with flat roof throughout the entire property. This formed a large monolithic mass with significant bulk and we understand that the planning department were not happy with this previously proposed design (see extract image below).

Thus, this application was withdrawn by the applicant.



Fig 1.0 Withdrawn scheme 22/00178

Planning Statement:

The applicant has instructed Cason Green to provide a new design. The property enjoys far reaching views across open agricultural land, and to the rear it is possible to see distant views of Pegwell Bay. For this reason, the applicant is keen to deliver an “upside down” house so that the views can be enjoyed from the main living spaces. We have therefore produced a design that would enable the formation of an open plan first floor living space, in turn freeing up space at ground floor to deliver 3 double bedrooms.

The existing bungalow is in very poor condition and offers very little architectural merit. It has been previously extended twice, to the rear and side. We therefore do not intend to ‘match’ the existing bungalow in terms of appearance of finishes. Instead, we wish to deliver a contemporary detached dwelling of cohesive design.

Our proposal is to create a new first floor extension over just one part of the building, removing a section of the previously extended pitched roof, replacing it with a contemporary timber-framed “box” extension with inset balcony to the rear elevation. This extension will accommodate the new open plan first floor living space. The front facing window will provide views across open fields from the kitchen. The rear glazing/inset balcony will provide distant views of Pegwell Bay. The balcony is fully ‘inset’ into the extension to guard against any sideways view to gardens and thus respect the privacy of neighbours.

At the same time as building the extension, the rest of the property will be completely remodelled including a new standing seam metal roof over the retained pitched roof, new windows throughout and a modern through colour and render finish. We will be using high quality materials throughout to produce a coherent, contemporary property.

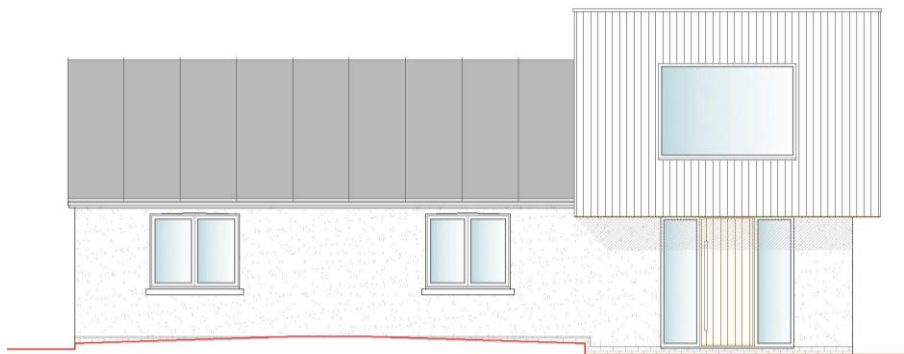


Fig 2. Proposed Front Elevation



Fig 3. Proposed Front Elevation



Fig 4. Iso Sketch Elevation

Proposed Materials:

Walls: Existing walls will have the rough cast render removed and replaced with through-colour render – ‘chalk white’. The new first floor will be clad in charred timber (larch) to allow it to blend with the roof-scape. The use of dark cladding has recently been approved on a row of new houses immediately next door to the site (See Fig 5 below).

Windows: New dark grey Aluminium or foil wrapped uPVC through the entire property

Roofs: Existing pitched roof : re-covered in dark, metal standing-seam roof.
New Flat roof : This roof will be hidden by a parapet, single ply membrane or GRP fibre glass. (The parapet will also hide solar panels on the new flat roof).



Fig 5. Existing neighbouring properties – recent development in contemporary style

Examples of proposed materials:



Fig 6. Examples of proposed materials, standing seam roof, dark charred vertical timber cladding

Privacy

We have been mindful of the privacy to neighbours from the outset. The rear facing balcony is fully inset with privacy cheeks and roof overhang, to prevent sideways overlooking.

The new first floor windows have all be carefully placed and considered. On the West Elevation we have included only a high-level slot window with cill positioned over 1.7m from FFL. To the East Elevation we have two tall slender, side facing first floor windows, however these look over the applicants own garden and there is a substantial hedgerow and existing screening to the boundary with the track, and then neighbours beyond.



Fig 7. Existing tall boundary treatment on the Southeast boundary
Provides excellent screening to neighbouring track and properties beyond

The house is also well screened from the road by the existing hedgerows which will be retained.



Fig 8. Existing street scene – tall boundary hedgerow screens house from road

We hope that the information provided is sufficient for you to proceed with the application but please do not hesitate to contact us should you have any questions or require any further details.

Yours faithfully,

David Cason
Director

Encs.