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Planning Department
Dover District Council
White Cliffs Business Park
Whitfield
Dover
Kent. CT16 3PJ

Our Ref: **8666**
Date: 4 March 2024

Dear Sir or Madam,

Re: Planning Application at 14 North Road, Kingsdown. CT14 8AG

Please find enclosed details for the planning application for the proposed single storey rear extension and Porch changes, at 14 North Road, Kingsdown, which is submitted on the Planning Portal.

The property falls within the Kingsdown Conservation Area, which also has an Article 4 designation, removing a number of Permitted Development rights. The works which we are seeking Planning Permission for include the following:

- Proposed single storey rear extension.
- Proposed ground floor French doors, along with 1st floor French doors including a glass Juliette Balcony screen.
- Proposed changes to front Porch

Over the last few years the current owner has applied for planning permission to extend the property in a number of ways to improve and upgrade the property. The three applications which have been submitted are as follows:

- 21/00385, Single storey rear extension, including loft conversion and rear dormer
- 21/01157, Two storey and single storey extension including roof terrace.
- 22/00699, Single storey flat roof extension, including balcony at first floor

The first two applications were withdrawn prior to a formal planning decision being made. However, the later application in 2022 was determined in February 2023 and then dismissed under appeal in November 2023.

This current latest application has taken on board the concerns used to refuse the application and the special Conservation Area and Coastal location. The rear extension proposed is single storey and has a traditional form, with a conventional pitched roof.

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The roof to the extension shall have a traditional slate finish, with horizontal weather boarding to the external walls. These are materials which are found elsewhere in the locality and Conservation area and are all considered to be suitable for the extension.

The proposed weatherboarding will have a slightly modern style, with a more durable cement fibre board pre-finished with a silver grey colour. This board will provide more durability in this coastal location and there are examples of this use of material elsewhere in the area. The proposed cladding is to the rear of the property and therefore will be hidden from view, which means it will not impact the Conservation Area and should be considered an acceptable addition.

The proposed fenestration to the rear extension will be heritage style slim aluminium. It is also proposed to install new fenestration within the rear elevation of the original cottage, with a set of French doors at ground floor and a glass Juliette screen with French doors at first floor. The new doors will retain the symmetry of the glazing to the rear of the property with both doors stacked one above the another. All of the properties have stacked windows to the front and rear and retaining this appearance is an important consideration for the proposed design.

The rear of the property is screened from the Conservation Area and Article 4 designation, which allows these alterations to be carried out without any impact to these special designations. The rear of the property has a high close boarded fence to provide privacy to the garden and this hides the majority of the proposed alterations, reducing any impact.

In addition to the changes described to the rear of the property, permission is sought to carry out renovation works to the Porch at the front. The existing arrangement consists of a UPVC front door, UPVC windows and some UPVC cladding, all set below a slate pitched roof. The pitched roof would be retained, or if required to carry out the works taken down and replaced with new slate to match the existing. The remaining porch elements would all be replaced with a new traditional timber materials to replace the UPVC aspects. This would include a timber front door, which will include a double glazed pane. Alongside the door new timber double glazed windows would be fitted. The existing rendered wall below the windows and to the side of the door would be retained, but all other UPVC material would be replaced with timber cladding. All the materials will be decorated, which will have a white paint to reflect the other properties within the conservation area.

All of the proposed changes are detailed on the existing and proposed planning drawings which are form part of this application.

A Heritage Statement for the application is detailed below:

Heritage Statement:

14 North Road, Kingsdown falls within the Kingsdown Conservation Area and as such any alterations to the property which affect this special designation will require planning permission. The Article 4 designation also requires planning permission to be sought for works which would not normally require planning consent.

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The works proposed to the property have been designed to be sympathetic to this setting and will allow the current owners to carry out renovation works to the property.

The proposed rear extension is small in scale, and is just larger than the footprint of the existing single storey rear projection, which it is proposed will be removed to allow the construction of the new extension. This small enlargement will help to enhance the accommodation to the property at ground floor.

All of the materials to the rear are sympathetic to the Conservation Setting and have been carefully considered. Slim framed aluminium double glazed windows will offer a slender frame profile in keeping with the original timber windows which would have original being used in a cottage of this age and style.

The materials are traditional in form. A slate finish to the pitched roof to match the existing, which is a traditional material for this conservation area. The walls will be finished with a weatherboarding, which while proposing a modern cement fibre material, will offer a traditional timber look, but have the durability to stand up to the extreme coastal location.

To the front, the existing Porch is to be renovated with the introduction of traditional materials, replacing all UPVC with traditional timber, with double glazing to maintain the thermal element of the Porch. The proposed changes to the Porch all add traditional materials which should therefore be considered a positive change to both the property and to the Conservation Setting.

The front existing sliding sash style UPVC windows will be retained, however, it is proposed to redecorate the render in the same blue colour as the existing. Therefore, the main elevation will be maintained with no material change and the Cottages setting within the Conservation Area and North Road.

All of the proposed changes have been designed to be in keeping with the Conservation setting and enhance the property, using quality materials to enhance and maintain the property.

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 sincerely,

Philip Blanch BSc (Hons)
Associate

Encs.