

Mrs Jane Hansen
Beachcombers
Cliffe Road
Kingsdown
Kent
CT14 8AJ

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

25 February 2024

Dear Sir or Madam

Planning application 22/00962


I need to make some changes to the planning application for Beachcombers and it is my understanding from Ms Amber Tonkin that I may do this using a s73 application. None of the changes are substantial so may be non-material amendments but Ms Tonkin said they could be done on a s73 form in any case. She also told me that this application is free if made within a year of the grant of the planning permission, which was 28 February 2023. I have enclosed a cheque for £234 but I am hoping that there is no charge as Ms Tonkin said.

I attach the completed form and three drawings, J1, J2 and J3. I also attach 3 copies of these.

As I have said on the form, the work will now be done in stages to spread the cost. I have slightly changed the internal layout so that the house works from the outset. For example, I have moved the downstairs bathroom and reduced the size of the utility room which means I need to slightly change the doors and windows on the southern elevation and add another window (items H and I on drawing J2). The builder suggested I introduce a column into the middle of each front bay (item F on drawing J1) for ease of construction and I actually think it looks better and will be easier to fit with curtains or blinds, as the bay windows on the application were very large. As the builder has found out more about the structure of the house and the structural engineer has been involved, it is easier to use a large bracket (item B on drawing J1) to support the front bay overhang than posts due to the awkward alignment that the posts would have had with the bay below. To reduce cost at the moment I have scaled back the size of the porch to make a smaller porch (item C on drawing J1). We do not need as much tile hanging as the architect had shown on the drawings relating to the replacement of the bays on the front elevation - I can leave more of the existing render and brickwork as it is (items D and G on drawings J1). The builder and roofer have advised that a hipped roof will look much nicer for the rear dormers so I have made slight changes to incorporate that and bring the tops of the dormers into line and increase the slope of the middle dormer roof slightly to make tiling easier (items J and K on drawings J2 and J3). I have added a rendered skirt along the base of the front elevation (item E on drawing J1 and J2) to try to give an impression of a lower window sill. I have seen this on lots of Victorian and Edwardian houses and I think it looks very attractive. The internal floor level is quite a bit higher than the ground at the front of the house so I thought that the skirt would break up the relatively large area of brickwork below the bay windows.

I hope this is all in order and I look forward to hearing from you.

Yours faithfully


Emailed to developmentcontrol@dover.go.uk on 25 February 2024 and will be hand delivered on 26 February 2024