

INTRODUCTION

This Design & Access Statement is submitted to Dover District Council in support of the application seeking Planning and Conservation Area Consent for the removal of an existing rooftop solar thermal panel, and replacement with 8No. new rooftop solar PV panels to the existing residential dwelling at No.140 Wellington Parade, Kingsdown.

BUILDING LOCATION

The property is not Listed but does sit to the north-east boundary the Kingsdown Conservation Area and is also subject to an Article 4 Direction. Sited adjacent to Kingsdown beach, it is a detached private residence fronting onto the street on two elevations and with a generous garden to the rear. The original property has been variously adapted and extended by previous owners over the years.

PLANNING HISTORY

The herring hangar from which the house takes its name is shown on historical maps dating back to 1848, however the property in its current form appears to have evolved through a series of extensions & alterations from the mid-20th century onwards. From the information available on the Dover District Council website, the property has previously been subject to the following planning applications:

Ref: CH/6/48/0053 Addition to, and conversion of, outbuilding to two flats. APPROVED

Ref: CH/6/49/0135 Erection of garage. APPROVED

Ref: CH/6/67/0049 Provision of bay window, french door, rear porch and fencing etc. APPROVED

Ref: CH/6/73/0037 Extension to form new lounge, entrance porch with bedroom and balcony over. APPROVED

Ref: CH/6/74/0014 Extension - Enlarge lounge and bedroom, form new entrance hall

Ref: DO/80/0280 Extension to accommodate new staircase in conjunction with internal alterations. APPROVED

Ref: /97/00908 Single storey front extension. PERMISSION NOT REQUIRED

Ref: /97/00992 Single storey front extension. APPROVED

Ref: /97/00992/A Amendments to approved scheme. APPROVED

Ref: /97/00992/B Amendments to approved scheme to insert a window in the existing kitchen wall. APPROVED

Ref: /01/00525 Two storey rear extension. REFUSED

Ref: 01/00903 Erection of two storey rear extension. APPROVED

Ref: 05/00737 Erection of pitched roof to existing two storey flat roofed addition. APPROVED

Ref: 10/00620 Renewal of PP for erection of pitched roof to existing two storey flat roofed addition. APPROVED

Ref: 23/00407 Erection of single storey rear extension, bay window and balconies to first floor together with alterations to fenestration (conservatory, bay window demolished). APPROVED

SITE CONTEXT AND CONSIDERATION OF HERITAGE SIGNIFICANCE

The application site sits within the 'Lower' character area of the Kingsdown Conservation Area, a predominantly residential area defined by the formal rows of small terraced houses to North and South Road spanning between Cliffe Road and the beach. The area was mainly built in the mid 1800's to house local fisherman in the terraces, with their huts fronting the beach along Wellington Parade. The terraces are uniform in style, brick built, rendered and painted. There are a variety of window styles, some bow windows, mainly sash and wooden. All have small porches with an inner and outer set of doors. The majority of the houses are in good order but some are neglected. Most are holiday homes and so often spend long periods of time unoccupied. To the beach end of the character area are larger detached properties including the Zetland Arms pub and the application site, which is noted in the CA Appraisal as "*Herring Hanger, originally a barn used to smoke herrings, now used as a holiday home and having been the subject of several additions and changes*".

It is considered that the proposed replacement of the existing solar panel with a new installation will have a neutral impact on the Conservation Area given its siting to the rear roof slope and limited visibility from the ground and views across the CA.

THE EXISTING BUILDING

The application site is a residential dwelling, originally a herring hangar but now substantially altered and extended. It is a 2-storey property with white painted render walls and a grey slate pitched roof. The windows & doors are a mix of uPVC, timber and aluminium framed fittings in a variety of frame styles & sizes. The recently approved works to the rear of the property are currently on site and are being implemented to a high standard using quality materials in line with the planning consent.

USE, LAYOUT & AMOUNT

The house is currently used as a private holiday home and is arranged conventionally with living, kitchen & dining spaces to the ground floor and bedrooms & bathrooms to the first. There will be no changes to this arrangement nor changes to the floor area.

SCALE

The new solar panels will cover a larger area of roof than the existing panel but we have tried to strike a balance between the amount of panels required to have a meaningful system and the overall roof area. We consider the proposed panels to be appropriate and proportionate to the size & scale of the roof slope.

APPEARANCE & MATERIALS

The solar panels will be standard domestic units and due to their siting on the upper roof will be largely unseen from the ground.

LANDSCAPING

No alterations to the private rear garden will be required in association with these works. No works are required to any of the trees on the property in connection with this application.

APPROACHES TO AND AROUND THE SITE

No.140 Wellington Parade is situated on a public road in the village of Kingsdown, facing onto the beach and English Channel. Adjacent to the property are other private houses and The Zetland Arms public house. Existing access is to both the front & side of the house directly from the road, and there will be no alterations to this.

INCLUSIVE ACCESS

The replacement solar panels will have no impact on inclusive access considerations in respect of the property.

PRE-APPLICATION ADVICE

As the case officer for the previous application, we engaged with Jenny Suttle via e-mail for informal advice regarding an application for replacement solar panels on the property. Subject to provision of further details, we were advised that a planning application for the proposed alteration would likely be successful.

P1 Planning Submission
REVISION

20.03.24
DATE

PROJECT	Herring Hangar, 140 Wellington Parade, Kingsdown, Kent CT14 8AF	CLIENT	Robert Brenner	SCALE	NTS	DWG No.	30_SP_103
DRAWING	Design & Access Statement		DATE	March 2024	REVISION	P1	

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