



Planning, Design, Access & Heritage Statement

59, Grimthorpe Avenue, Whitstable, Kent CT5 4PY
February 2024

Planning stage



meme ARCHITECTS LLP

1. INTRODUCTION

This statement includes a description of the proposed development, an evaluation of the site context, an appraisal of the relevant planning history and additional supporting information for the proposed design. These reflect the criteria set out by Canterbury City Council - Planning Services.

The proposals are for Kirstie MacDonald + Steve Coggin and their children. They have lived in the family home since 2015 and wish to remain there, but feel the addition of a bedroom will improve the quality of the space available, as the children grow up.

This document should be read in conjunction with the following drawings - 1136 04 100, 101, 102, 105, 110, 111, 112, 200, 210, CIL and Flood Risk Assessment.

2. CONTEXT

The properties on Grimthorpe Avenue are a mixture of two storey, room in the roof and single storey, finished in various facing materials.

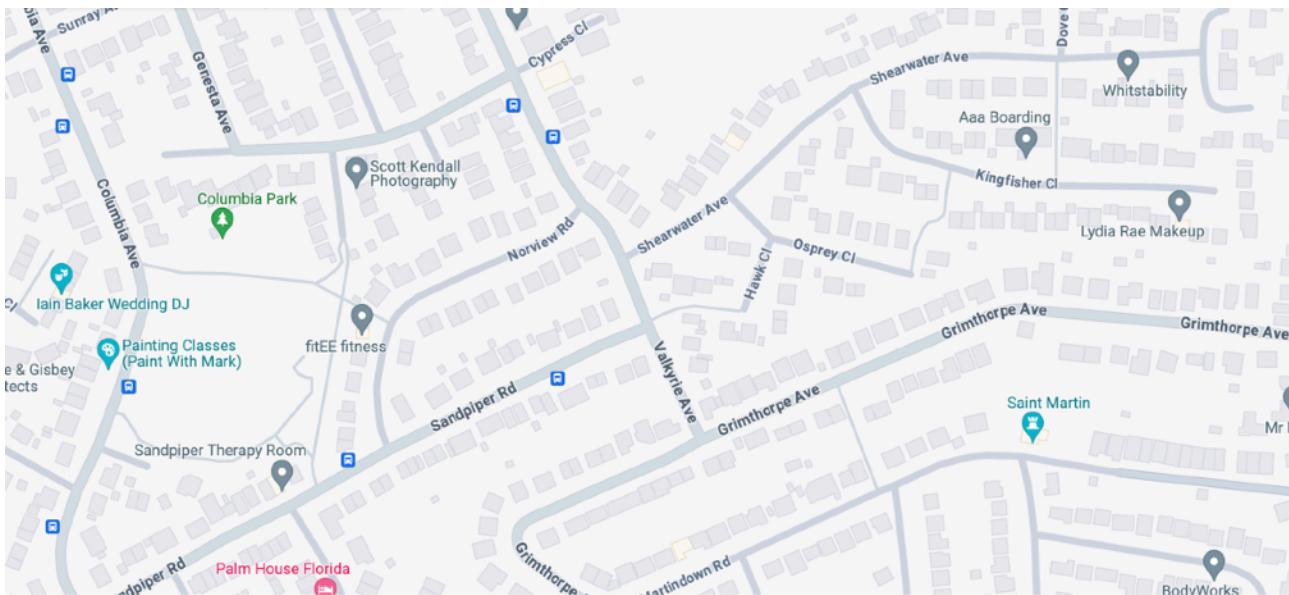


View along Grimthorpe Avenue, looking to the North



View along Grimthorpe Avenue, looking to the South

The general pattern of development of Grimthorpe Avenue and the surrounding streets are laid out in suburban / cut-de-sac pattern.



View of Grimthorpe Avenue and the surrounding street pattern

Further information on the grain / pattern of the properties on Grimthorpe Avenue and the immediate surrounding area can be seen in drawing no. 1136 04 105. Our proposals do not seek to change the status quo.

3. DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

DBE3 - Development proposals to be of high-quality design solutions, to be assessed against privacy, amenity, visual, landscape, accessibility, and highways criteria.

DBE6 - Alterations and extensions to respect character of the original building, to not result in overshadowing and overlooking and to avoid detriment to the amenity and character of the locality.

4. EXISTING PROPERTY & GROUNDS

No 59 Grimthorpe Avenue is a detached residential property with accommodation over two floors, the upper floor being room in the roof accommodation, with views to the sea to the north via a large dormer window which formed part of a previous extension / refurbishment. The approved scheme was carried out in 2015 / 2016.

The existing property is finished in a combination of timber cladding and render to the lower level and a slate roof, with a single ply membrane cladding to the rear dormer window. All windows and doors are double glazed aluminium, positioned to maximise the views of the garden and the wider views to the sea.

The property has pedestrian + vehicular access from Grimthorpe Avenue as well as off street parking for two vehicles. This is similar to other properties on Grimthorpe Avenue, but there is also some on street overflow / guest parking.

No 59 Grimthorpe Avenue is not a listed building or within a conservation area.

Planning history

July 2015	CA/15/01450/FUL Extension to the front of the house with a new porch, change of use of garage to habitable room and rear ground floor extension and loft conversion - Approved
2005	CA/05/009441



View of property from Grimthorpe Avenue



View of property from the rear



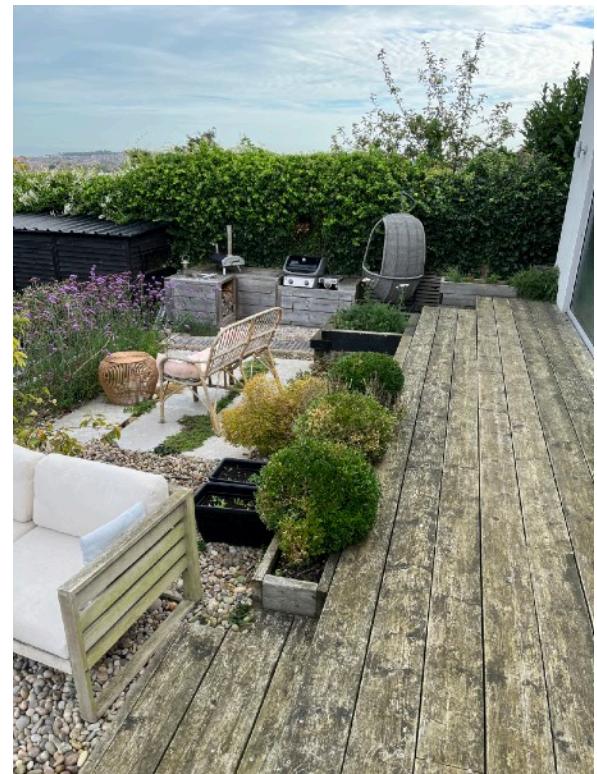
View of property from the side



View of property from the rear



View of rear garden



View of rear garden

5. THE PROPOSAL

The proposal includes minor modifications to the existing internal ground floor to improve the circulation with minor cosmetic material finishes changes to the external envelop at ground floor. The proposal also includes an extension at first floor to the rear to property to provide an additional bedroom and wash facilities.

The positioning of the first floor rear extension was carefully considered so it sits central to the neighbouring property, away from each boundary as to reduce any impact to a minimum (see below).



The proposals includes a small external balcony to the rear at first floor, to take in the longer views to the sea. The balcony is screened from the east by the extension and views to the west are very similar to what already exists.

The proposed materials are all in keeping with the existing property, a mixture of slate roof, high performance single ply roofing membrane, painted render walls, timber cladding and double glazed aluminium windows and doors.

The proposed parking allocation is in line with the bedroom provision.

Existing floor areas (including voids + restricted headroom)

Ground floor	119m²
First floor	33.5m²
Total	<u>152.5m²</u>

Proposed floor area (including voids + restricted headroom)

Ground floor	119m²
First floor	61m²
Total	<u>180m²</u>

The proposals seek to increase the floor area by only 18%.

Site area - 368m² (0.0909 acres / 0.0368 Ha)

Refuse provision

Space is available for an allocation of 4 no. spaces for 240 Litre bins (general waste, green & separate recycling) is possible, as well as a kerbside caddy bins.

Cycle parking

There is adequate space for the secure parking of 4 cycles within the site if required.

Vehicle parking

The proposals provide two off street vehicular parking spaces.

Sustainability Considerations

The proposals seek to improve the fabric of the existing building by improving the insulation levels and air tightness.

The proposals also allow our clients to remain in their existing home, as the family grows.

6. CONCLUSION

The proposed alterations are sympathetic for the form of the host property and complimented with high quality materials and finishes to improve the building and its surroundings.

The proposed overall floor area of the house is very similar to the existing, with a proposed eighteen percent increase over what exists currently.

Any potential overlooking from the first floor is within acceptable limit and in level with neighbouring properties.