

6 Dale Road, Hythe



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1. Site

1.1 The application site contains a detached property within the built-up area of Hythe



2. Site & Planning History

2.1 NFDC website shows no planning history for the property

3. Proposal

3.1 This application seeks permission for single storey front and rear extensions following the removal of the existing conservatory, garage and car port.

4. Design

4.1 The proposal involves the addition of a single storey extension to the front of the property to provide a reception area for coats shoes, buggies

etc and a single storey rear extension to provide an open plan family room/diner/kitchen plus a dressing room and en suite to the master bedroom.

4.2 The primary considerations of this application will be the impact on the street scene and neighbour amenity.

4.3 The works are to the rear of the property so will not be prominent in the street scene.

4.4 The extensions to the property, being single storey, create no over looking concerns and the location of extension means there will be no overshadowing issues.

5. Materials

5.1 The proposed materials will be brick, tile and upvc to match the existing dwelling.

6. Parking

6.1 The proposal involves the loss of the garage however this does not impact on available on site parking.

7. Trees

7.1 The NFDC TPO register does not identify any protected trees on or adjacent to the site.

8. Biodiversity

8.1 The required biodiversity checklist is submitted as supporting information with this application.

9. Flood Risk

9.1 The Environment Agency flood map does not identify the property as being at risk from flooding.