

Applicants Name:

Dr Thompson & Ms Acaster

Local Authority:

Canterbury City Council.

Site:

73 Marine Parade, Tankerton, Kent, CT5 2BA.

Description of Development:

Demolition of existing dwelling & erection of a new dwelling with ancillary building.

Use:

Residential

Flood Risk:

Not Applicable, site is in Flood Zone 1 'Flood map for Planning'.

Application History:

CA//89/00285 - Erection of two semi-detached houses. **Granted 04 April 1989**

Consultation:

This document constitutes the first consultation regarding the current proposal.

Site:

No73 is situated on Marine Parade; an existing 3 bedroom chalet style bungalow with a room in the roof. The site currently has parking for 3 cars and a garage used for storage due to limited driveway access.

Proposed Design:

The proposal sits well on the site without over-bearing existing neighbouring properties.

The main dwelling accommodation comprises of sleeping accommodation at 1st and 2nd Floor levels with Living / Kitchen / & Dining at Ground Level. Store and Plant Room areas are to be situated at the Ground Floor Level. Marine Parade has set a precedent for three storey dwellings over recent years and the proposed design reacts sympathetically and with modest floor to ceiling heights the proposal matches that of neighbouring properties.

The design incorporates level access allowing good pedestrian & vehicle access directly off Marine Parade.

The proposed new dwelling will apply modern building techniques, resilient finishes, accessible design & good amenities.

The Pool House situated in the rear garden comprises of a pool, changing, gym and plant room. The single story construction & flat green roof system reduces any intrusion to an absolute minimum on neighbouring properties.

Proposed roof lights are high level and therefore would not result in unacceptable overlooking or loss of privacy. Where necessary to ensure privacy, windows on East & West elevations are to have obscured glazing and opening limiters to preserve the privacy of neighbouring properties.

Access and egress will remain the same.

Sustainability:

Proposals include high efficiency photovoltaic solar panels and battery storage. Solar panels are to be low profile ensuring elevations are not compromised, final size, number & exact location to be confirmed by specialist contractor. Proposed EV Charging points are also to be located on the driveway; the proposed property will have a minimal carbon footprint.

Landscaping and Planting:

Proposed landscaping will form the private garden within the site boundaries as indicated on the submitted drawings.

Hard landscaping is to be complimented with soft / planted areas as indicated on proposed drawings.

Car Parking and Cycle Storage:

Proposed level access off Marine Parade allows vehicle access for 3 cars with easy access to EV Charging points. Cycle storage for multiple bikes can be housed in the Store accessed off the driveway.

Drainage:

The existing storm & foul drainage system is to be retained / locally adapted as required.

Design Overview:

The existing street scene is one of a varied character of different architectural styles and build forms and thus the proposed dwelling will elevate and enhance the existing vernacular of the area ensuring this buildings use as a well placed family home both now and in the future.

The proposal has been designed having regard to the Canterbury City Council Local Plan and in light of the above it is considered that the proposal is acceptable and should receive the Local Authority's approval.

Existing Site Photos (sheet 1 of 3)

No73



Marine Parade Front Elevation



Marine Parade Street Scene

No73



No 73 Rear Elevation including adjacent properties



Rear garden facing south