



STATEMENT IN SUPPORT OF APPLICATION FOR RETROSPECTIVE PLANNING CONSENT

Site Address - Shipley Farm, Holly Hill, North
Elham, Canterbury, CT4 6NN

Applicants – Mr & Mrs Lindsay

Agents – Cyma Architects Limited

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INTRODUCTION

This statement is in support of an application for retrospective planning consent for a replacement dwelling at Shipley Farm, North Elham. The replacement dwelling, that has now been constructed, was granted planning consent under Planning Application Number Y13/0153/SH on 17th April 2013 (See Appendix 1 for Approval Notice). There is no record of the discharge of the planning conditions applied to the original consent and so this application for retrospective planning consent has been requested to ensure the discharge of the original conditions and to show that the replacement dwelling has been constructed in accordance with the spirit of the original consent.

The documents submitted with this application include the following;

- Design and Access Statement as submitted with application Y13/0153/SH
- Drawings of the original house that has been replaced as submitted with application Y13/0153/SH
- Drawings of the proposed replacement dwelling as submitted with application Y13/0153/SH
- Supporting documentation submitted with application Y13/0153/SH
- As built drawings of the replacement dwelling including details pursuant to the discharge of the original planning conditions
- Photographs of the completed replacement dwelling pursuant to discharge of the original planning conditions

REPLACEMENT DWELLING

The replacement dwelling was constructed in accordance with the drawings approved under planning application Y13/0153/SH, with one exception, which is that the basement includes a lightwell to the rear of the property, including external access steps. The lightwell provides light and ventilation into one of the basement spaces and provides an alternative access and escape from the basement in case of fire.

The replacement dwelling was designed and constructed in the local vernacular tradition using traditional materials and where possible, local materials and local specialist contractors, constructed to a very high standard and specification. The building is constructed with a traditional green oak frame, using lime mortar, lime render and

limewash walls, Kent peg vertical tile hanging and Kent peg roof, and rear slate roof to the side extension. The house has a whole house ventilation system with heat recovery.



Fig 1 – Perspective drawing from east as submitted with application Y13/0153/SH



Fig 2 – Replacement dwelling from east nearing completion



Fig 3 – Replacement dwelling from north nearing completion

INFORMATION IN SUPPORT OF DISCHARGE OF ORIGINAL PLANNING CONDITIONS APPLIED TO APPLICATION Y13/0153/SH

Condition 3 – Appointment of Code for Sustainable Homes Assessor.

This condition was applied to ensure a Code for Sustainable Homes rating of a minimum of 4. Prior to construction Mr Paul Hymers of Shepway Building Control was appointed to ensure compliance with the condition and an initial assessment was carried out to ensure that the building would comply. During construction, Folkestone & Hythe changed to development plan such that this condition is no longer applied to planning approvals because changes to Building Regulations ensure that the new building will comply with a minimum of level 4. We had subsequently been advised to apply for the removal of this condition.

Condition 4 – Samples of materials to be used in the construction of the external surfaces of the new building.

The following show photographs of the materials used in the external construction of the replacement dwelling, together with details of the materials used

- 1) Brick plinth to the main house in flemish bond Hoskins 'Old Farmhouse Blend' brick with lime mortar, below lime render with lime wash wall, with oak bead moulding to bottom edge.



- 2) Vertically hung reused Kent peg tiles, green oak moulding above lime render with lime wash.



- 3) Roof tiles to main roof reclaimed Kent peg tiles and showing hipped Kent peg tile dormer window with bonnet tiles. Lead work flashing and side panel to dormer with white painted timber casement windows.



- 4) Lean-to extension attached to north side of main house - Wienerberger 'Woodbridge Claret' brickwork with lime mortar in Flemish bond.



- 5) Reused Welsh slate roof tiles on the lean-to extension attached to the north side of the main house. White painted timber soffit and fascia and tiled verge.



- 6) Exposed oak frame to jettied first floor, showing lime render and limewash walls and green oak moulding to face exposed green oak frame floor joists.



Condition 5 – Hard and soft landscaping

Please see submitted drawing SFN AL(0)02 D for details of the proposed hard and soft landscape works, which should be read in conjunction with the *Landscape* section of the original Design and Access Statement submitted with application number 13/0153/SH.

Condition 6 – Surface water drainage details

Details of proposed surface water drainage have been added to drawing SFN AL(0)02 D. As noted in the original Design and Access Statement, the surface water from the original house drained into an existing rainwater tank, with an overflow to a soakaway within the garden. The installed surface water drainage is connected into the same system, which was inspected during construction.

Condition 7 - Contamination

A soil survey was carried out by Soiltec prior to the submission of application 13/0153/SH. The soil survey revealed nothing to suggest the presence of any contamination and no contamination was found during development.

Condition 8 – Details showing the deposition of excavated materials.

Details have been supplied in drawing SFN AL(0)02 D indicating location for soil excavated from creation of the proposed basement.

Condition 9 – Details of existing and proposed ground levels, internal floor finish levels, ridge and eaves levels to a fixed datum.

The finished ground floor level of the original house was used as a datum level, which was transferred to the retained garage building. This datum was used to set all floor levels and external ground levels. Please see drawings SFN AL(0)01 A, SFN AL(0)02 D & SFN AL(0)03 C for proposed and existing levels. The original ground floor finish level was used for the proposed ground floor finish level, which was as shown on the planning application drawings approved under application 13/0153/SH

CONCLUSION

The replacement dwelling was built in accordance with the approved planning drawings from application 13/0153/SH, with the exception of the lightwell to the rear of the kitchen, and the building work was completed to a very high standard and specification. We believe that the building has been completed within the spirit of the planning approval and related conditions and hope that Folkestone and Hythe planning department will agree with this assessment and approve this application.