

Nick Highton



Building Design

Development Control
Folkestone and Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent CT20 2QY

My ref 20/17

24 April 2020

27 APR 2020

Dear Sirs,

**Change of conservatory to a dining room and erection of a front porch to replace the existing.
Little Orchard, Exted, Elham, Canterbury, Kent.**

I enclose a planning application for the above project without any fee as my client intends to pay the fee of £206.00 online to the council within the next few days.

This application has two separate aspects: the first is front porch.
At present there is a small plain fully glazed porch with a lean-to roof sitting atop a set of steps rising up to the floor level. The proposal is to remove this existing structure and erect a new slightly larger structure to form a suitable porch. It will sit centrally between the two projecting bay windows and mirror their structure with matching rendered walls under a pitched tiled roof to provide an attractive and balanced elevation.

The second proposal concerns the existing conservatory on the rear. This structure is presently an integral part of the dwelling and my client wants to upgrade it to become a proper room and to make it more energy efficient. To this end he intends to remove the existing glazed roof and replace it with a new flat roof incorporating a lantern light. This will involve the alteration to the rear window as a structural frame needs to be inserted to support the new roof.

Both aspects have been designed to sit comfortably with the existing dwelling in this rural location and it is therefore considered the proposals merit a favourable decision. However, if you should have any queries then please do not hesitate to contact me.

Yours faithfully

Nick Highton

2 x plans
scanned separately