

Planning application to extend the garden of

'Lollipops'
Canterbury Road
Lyminge
CT18 8HT

4 October 2018

To be read in conjunction with accompanying drawings:

KBC/17/173/001 – Site Location Plan

KBC/17/173/002 – Block Plan

18134_Lollipops Lyminge_PEA_Sep2018

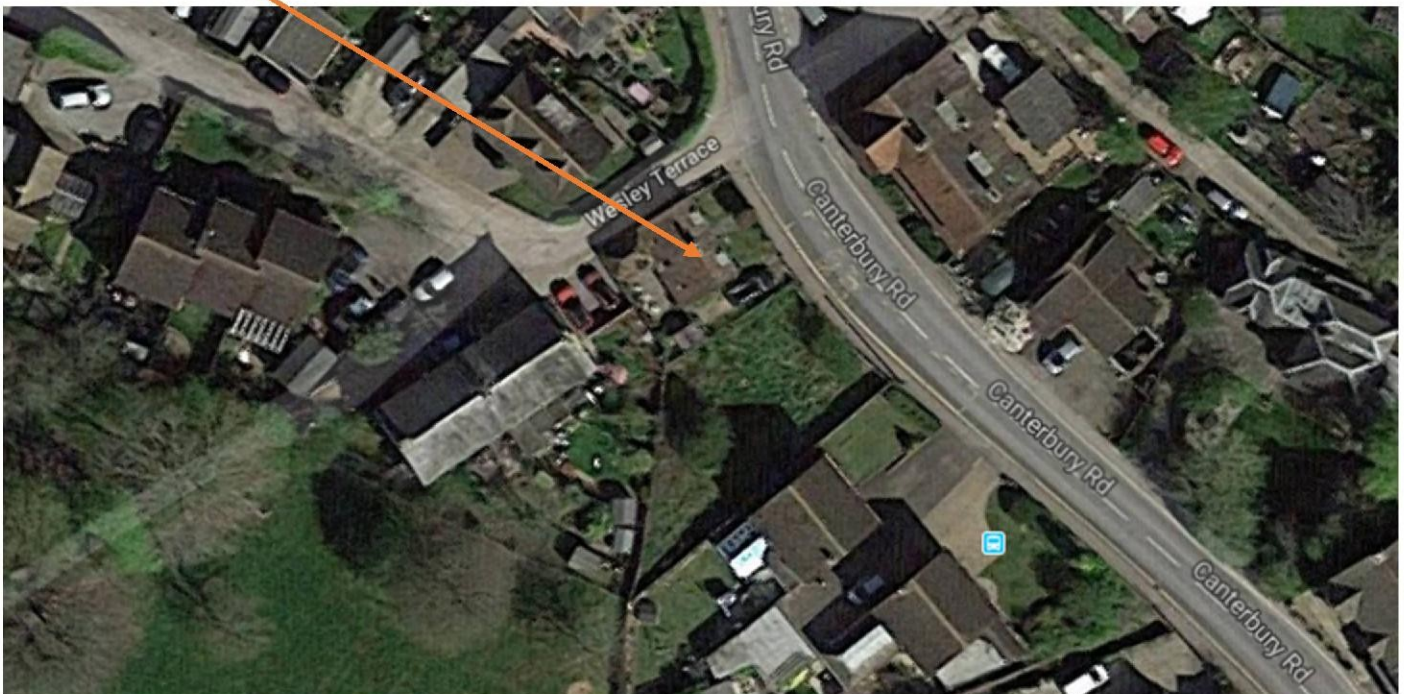
Flood Risk Assessment

This application seeks to enlarge the garden area of 'Lollipops', Canterbury Road, Lyminge by incorporating the adjacent land into the curtilage of the dwelling.

'Lollipops' is a detached chalet bungalow sited on the corner of Canterbury Road and Wesley Terrace. To the immediate south is a vacant area of land, which although sold with the host dwelling is held under a separate title number.

'Lollipops' is registered with HMLR title number K658269 and the adjacent land title number K496441. Copies of the title maps are included in the application and the land shown on drawing number KBC/17/173/002.

The Site



The property is served by a small enclosed rear courtyard, a small front garden and two unpaved off road parking space. The adjacent land and lies within the settlement boundary of the village of Lyminge.

The adjacent land is formed with natural boundaries to aid incorporation to the host dwelling, namely a suitable wooden post fence adjacent to the highway and a taller close boarded fence to the neighboring properties.

The addition of the adjacent land into the curtilage of the property would provide a more substantial but also more proportionate garden to the property taking into the scale and size of the existing arrangements. The proposal would ensure that the existing and future residents have adequate levels of amenity.

The development does not cause any harm to the amenities currently enjoyed by the occupiers of neighbouring properties and therefore the Local Planning Authority is therefore respectfully requested to grant planning permission for this application.