

Corporate Post Room

08 FEB 2017

By post and by email.

7th February 2017

Head of Planning,
Civic Centre,
Castle Hill Avenue,
Folkestone, CT20 2QY

fao Paul Howson

Dear Sir

Re planning application Y17/0016/SH - erection of single storey rear extensions together with other external alterations, and erection of an outbuilding, Garden Cottage ("GC"), Dungeness Road, Dungeness, Kent TN29 9NF (the "Application")

The Application essentially consists of two parts which I will address separately. Part one is the sympathetic renovation and preservation of the original 19th century structure. Part two is the erection of a new structure to the rear of the original 19th century structure.

Part one - sympathetic renovation and preservation of the original 19th century structure

I enthusiastically welcome these plans, on the assumption that:

- guidelines be at all times observed as set out in in Shepway document Y16/0093/PRE-APP that the windows be restored to original form, vernacular timber Kentish weatherboard cladding be used, and that a slate roof be retained (I acknowledge that the property currently uses a slate substitute in part, and plastic cladding, and enthusiastically welcome the applicants' desire to use proper slate and hardwood);
- the first floor door to the net loft/sail loft be retained and not replaced with a window, given this is an eccentric nod to the past function of the property which the applicants will come to value as a quirky feature and point of conversation in the future; and
- (to reiterate the points made by Mr. and Mrs. Thomas in their responses to the Application) the building should be no colour other than its original white (or a shade not far removed from white).

The planning applicant must be congratulated for these plans and I feel that part one is far more significant than part two below.

Part two - erection of a new structure to the rear of the original 19th century structure

Having now visited the property, I agree with the observation in the guidelines in Shepway document Y16/0093/PRE-APP that, given the cramped accommodation which the existing structure provides, some form of extension is not unreasonable. I acknowledge that other properties in the vicinity have extensions and that it would be unfair to the planning applicant if this right were resisted. Whilst many residents share my romantically idealistic view that no extension at all should be allowed and that GC should be preserved in its original 19th century form, realistically this isn't feasible. Much as I might like it to be, Dungeness isn't a museum to be preserved in aspic.

Having now seen a model of the proposed new structure, I am in agreement with the ingenious glass walkway, which effectively serves as a 'slash' between the old structure and the new, visually separating them.

Shepway Council acknowledges that GC is one of the oldest fishermen's cottages in Dungeness and occupies *the* most prominent position on the entire estate. It is these two facts that caused so much

'grief' for the applicants during the last planning application. Given this, I have just three *observations* in respect of the proposed extension. These observations being simply that the proposed extension:

- have a centre pitched roof;
- be clad with Kentish white weatherboard identical to the rest of the property;
- not be taller than the 'lean-to' of the existing property.

My reasons for these observations are as follows.

GC stands in a mirrored pair with the sympathetically-preserved 'Seaview' next door. I would urge Shepway Council to stand in the garden of The Pilot public house, or at the railway crossing on Dungeness Road, with a view over both properties in the same frame. The two, when viewed together, are outwardly identical. The analogy I would make is that of matching China dogs on a Victorian mantelpiece. The proposed new structure should therefore recognise this fact. Anything other than the use of Kentish weatherboard would be out of keeping with (and would have an adverse effect on) the visual amenity and integrity of the area as a whole.

The guidelines in Shepway document Y16/0093/PRE-APP require an extension that is appropriate to the building and to the local area character. Permit me to quote Shepway Council's own policies in this respect:

Shepway policy BE1: Materials should be sympathetic to those predominating locally in type, colour and texture. Development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height, and elevational details. I refer Shepway to my comments above in respect of GC and Seaview being an identical matching pair. I would also suggest that this policy means that GC's external materials which are visible from the road should be sympathetic to its surroundings, meaning Kentish weatherboard. I recommend that Shepway look at the extension to Prospect Cottage and see how an extension clad in the same materials as the original structure has aged gracefully over the years and is fully in keeping with its environment.

Shepway policy BE4: The District Planning Authority will..... seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of conservation areas. This policy suggests that Kentish white weatherboard should be used on all external cladding of the extension that is visible from the road. It also suggests that the door to the net/sail loft in the original structure should be retained.

Shepway policy BE6 states that using other development control powers, Shepway will refuse permission for redevelopment which would *harm the character of groups of historic buildings up to and including early 20th century buildings of distinctive or uniform architectural style*. Permission will only be granted for developments which would reflect and contribute to that style. I refer to my previous comments that Seaview cottage and GC are, when viewed together in the same frame, an outwardly identical matching pair and I would invite Shepway to insist on the use of Kentish weatherboard cladding (at least for those areas visible from the road).

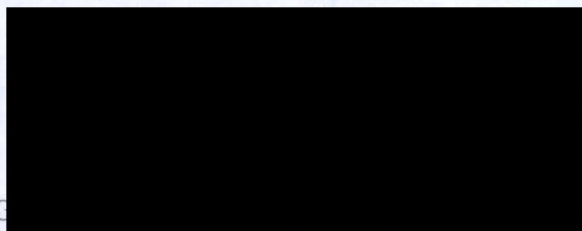
Shepway policy BE8 states that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line, and detailing of the original building and should not adversely affect the amenity enjoyed by the occupiers of neighbouring properties or have a detrimental impact upon the streetscene. In considering planning applications, the following criteria will apply:

- a. single storey extensions should be designed so as to fall within a 45-degree angle from the centre of the nearest ground floor window of a habitable room.....;
- c. *permission will not be given for flat-roofed extensions, unless the proposed extension would not be generally visible from a public place and would serve only as an adjunct to the main building, or the provision of a flat roof is the only practicable means of providing an extension.*

Shepway itself therefore recognises that a flat-roofed extension would be out of keeping and unsympathetic to the neighbouring environment of the property. Shepway policy surely requires that the extension's roof be centre-pitched. However, there appears to be no requirement as to the *angle* of the pitch, so I see little issue here, and this is a policy which can be 'designed around' with the minimum of effort.

Other than this, I have no further points.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender. To the left of the box, the letter 'C' is visible, likely part of the word 'Councillor'.

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