

Stubbs, Lilian

From: Amanda Doria [REDACTED]
Sent: 21 August 2017 15:07
To: Planning
Subject: Ref Y17/0879/SH / JL
Attachments: Planning application objection.docx

Dear Mr Ling,

Please find attached my letter in response to the Planning Application for The Whim, 36 Park Road Hythe, reference Y17/0879/SH / JL.

Would you please acknowledge receipt of this email and document.

Thank you.

Regards,

Amanda

Sent from [Outlook](#)



21st August 2017

Dear Mr Ling,

Planning Application Y17/0879/SH The Whim

I refer to your letter dated 1st August 2017 concerning the planning application for the proposal – DEMOLITION OF EXISTING REAR EXTENSION AND CONSTRUCTION OF NEW REAR EXTENSION AND OTHER EXTERNAL ALTERATIONS – at The Whim, 36 Park Road, Hythe.

Whilst I recognize that restoring The Whim is a positive factor in securing the future of a property that has fallen into some disrepair over the last few years, I have a number of concerns that overall lead me to object to the planning application. I do not wish to prevent the new owner from creating a viable dwelling house for a family, and I believe that a modified planning application for a reduced scale development could be acceptable.

General Observation Regarding the Scale of the Proposed Development

The Heritage, Design and Access statement provided by Cyma Architects describes the footprint of The Whim in 1948 as approximately 174m², the main house being 113m² and rear extension 61m². The proposed footprint will be around 181m², an increase of 4%.

However, at present only the western outbuilding and linking block are in existence and the 4% figure is based on a comparison with the footprint including the site of previous outbuildings on the east side of the plot that are no longer present.

From the scale drawings provided I estimate that in fact the total floor area of the proposed 2-storey extension will be approximately equal to the floor area of the main building, The Whim itself, and around three times the size of the floor area of the existing rear extension. Thus the new outbuildings will form 50% of the total floor area of the habitable buildings on the site. In this context the proposed development can be seen as being something more than an extension.

Shepway District Local Plan and Policies Relevant to this Planning Application

I refer to the Shepway District Local Plan Review (2006) Policies Applicable 2013 Onwards and specifically to these sub-sections which I believe to be applicable to this planning application:

Chapter 8 - Built Environment

POLICY BE5

In order to preserve listed buildings and their settings and any features of special architectural or historic interest which they possess, the District Planning Authority will:

- a. refuse Listed Building Consent for demolition, extension, alteration or partial demolition, including internal or external works, if the proposals are considered to be detrimental to the character of the building;

- e. refuse applications for development which would adversely affect the setting or character of a listed building;
- f. refuse applications for extensions or alterations which would dominate the original building in either scale, material or situation;
- m. refuse applications involving major internal alterations, such as the reshaping of rooms, the removal of a staircase, the removal or destruction of panelling or stained glass, or alterations to roof trusses of interest.

POLICY BE8

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. extensions should not cause undue overshadowing of neighbouring property and should allow adequate light and ventilation to existing rooms within the building; 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 or the kitchen of the neighbouring property. In the case of 2-storey extensions, the 45-degree angle is taken from the closest quarterpoint of the nearest ground floor window of a habitable room or kitchen;
- e. alterations or extensions which cause undue loss of privacy for occupiers of neighbouring properties through overlooking windows, doors or balconies should be avoided.

Objections to Planning Application Y17/0879/SH The Whim

I object to the planning application due to the following reasons:

- The architectural style and scale of the proposed development is not in keeping with the rest of the property and would adversely affect the character of The Whim. For example, the large garden windows on the western side and the dormer windows would not be sympathetic to the style of The Whim. ***This contravenes policy BE5 (a) and (e); the proposed extension would be detrimental to the character and setting of The Whim.***
- The Whim is a unique Grade II listed building and should be preserved as such. The Whim originally comprised the main residence, and in addition a stable block and coach house, with The Whim being the main feature. I believe the proposed extension would dominate and not compliment the original building. For example, the southern elevation of the proposed development, as considered from Park Road gives an impression of a large building on the rear of the site with the 'presence' of The Whim appearing much diminished. ***This contravenes policy BE5 (f); the proposed brick extension would dominate The Whim (which is clad in painted timber weatherboarding) both in scale and material.***
- Closing off internal doors and removing the central glazed enclosure to create a dining room would significantly change the interior of The Whim in a manner that would destroy an important feature specified in the listing statement, namely the internal corridor and central glazed atrium. The Historic England Grade II listing entry for The Whim clearly states that it is "a substantially intact purpose-built bungalow retaining its plan form of internal corridor with central glazed atrium and segmental rooms, a possibly unique shape and plan form for a purpose-built residence, and a very early example of a bungalow". ***This contravenes policy BE5 (m); removing the central atrium involves a major internal alteration.*** The proposed reinstatement of a glazed roof can be seen as a positive step, but only if it is carried out in the context of the original design of the central atrium, retaining its current, historic, design.

- The proposed design of the rear extension will cause substantial loss of amenities to my house, 38 Park Road. The view from the rear bedroom closest to the proposed development is currently open aspect towards St Leonard's Church and the proposed extension will not only obliterate the view from this east-facing rear bedroom but will also change the character of the outlook, creating an overbearing and enclosed feel. *This contravenes policy BE8.*
- The eastern aspect of my house, especially the upstairs bedroom, but also the breakfast room and the side path and access, will be overlooked by the folding glazed doors of the proposed garden room and the south-facing dormer windows of the proposed 2-storey extension; I will suffer a loss of privacy as a result. *This contravenes policy BE8 (e).*
- The proposed extension would be visible and overbearing from the rear garden of my house, towering above the height of my shed by around 2 metres. This would also cause my garden to lose morning sunlight as a result of being overshadowed. The western wall of the proposed extension will also be visible from the kitchen window on the rear elevation of 38 Park Road, and will cause a loss of light to this window because of its proximity and scale. *This contravenes policy BE8 (a).*
- The open aspect for the nearby residents on the north side of Albert Lane would be substantially diminished by the proposed extension which would be an additional 2 metres in height above the garages in that street and run the full width of the plot. I believe that this would also have a detrimental impact on the streetscene. *This contravenes policy BE8.*
- In consideration of the 45 degree rule of thumb regarding rear extensions; because of the current attached outbuildings and the presence of the low level building on the eastern side of the garden of 38 Park Road (which has a party wall with the existing outbuilding, a factor that will bring Party Wall considerations into play before any development), it would seem reasonable to allow replacement of the buildings by something of similar scale. However, regarding the additional height of the proposed development, it would seem reasonable to apply the 45 degree rule in relation to upstairs rooms in 38 Park Road. As has been stated (and illustrated) the proposed development will substantially reduce the amenity, privacy, light and outlook of the rear bedroom in 38 Park Road which faces east. The attached illustration shows how the 45 degree rule, if applied at the '1st floor level' would provide a strong case against allowing the proposed development as it stands. Further, the height of the western wall of the proposed development reduces light to the ground floor kitchen window of 38 Park Road, and in this respect the 45 degree rule should be applied in relation to the upper parts of the proposed building when compared with the existing outbuildings.

Summary

Consideration of a number of general issues and specific policies relating to residential building extensions generates a clear argument for refusal of this application on several fronts:

- The proposed extension will be of equal floor area to the main building; this compares to the current situation in which the existing extension represents about a third of the floor area of the main building; being effectively detached from the main building. The proposed extension will, in effect, be a separate building, wider than The Whim, and dominating it in all respects. This would be an issue for any extension but is particularly unacceptable in relation to a Grade II listed building.
- The proposed extension is in effect a separate 2-storey building with a flat roof on half of its width; it is somewhat misleading to describe the upper floor of the proposed extension as 'roof space'.
- The 2-storey extension, in its height and overall scale, would destroy the open aspect, particularly as seen from the rear upper bedroom window of 38 Park Road, would create an enclosed feel, and would

appear to be a large house at the rear of the site of The Whim, where currently there are small-scale low-level outbuildings. The dormer windows and large glazed garden room will also 'invade' the privacy of 38 Park Road.

- The western end wall of the proposed extension will dominate and 'overbear' the rear garden of 38 Park Road, blocking light and creating an enclosed feel.
- The extension would be detrimental to the streetscape of Albert Lane, particularly as currently experienced by residents on the north side of the lane, close to the proposed development.
- The proposed internal modifications would remove part of the interior structure that has been considered to be an important feature of the original unique design, as described in the listing statement.

The current situation, with the existing attached outbuildings calls for a thoughtful approach to their replacement. It is clear that as part of the 'bringing to life' of The Whim these structures need to be replaced. A sympathetic approach would be for the outbuildings to be replaced with a similar scale of building, potentially extending across the width of the plot, as previously when the buildings on the eastern side were still present, but of similar height. As I have already suggested, it would be quite feasible to create a viable family home with such a development.

By way of summary, I strongly object to the proposed development, as currently presented; this objection is based on multiple contraventions of Shepway Council's stated planning policies. Perhaps the Council could encourage the applicant to consider a reduced scale development, that demonstrates respect for The Whim, and its heritage environment, and properly meets the requirements laid down in its planning policies for residential building extensions, which have been drawn up to protect the built environment, the community and neighbours.

Please find a copy of this letter by e-mail together with photos illustrating the main areas for concern.

Yours sincerely,

Amanda Doria

Attached below:

- Images showing open aspect rear bedroom of 38 Park Road as it currently is, and with a representation of the proposed development
- Images demonstrating the overbearing nature of the western wall of the proposed development when viewed from the garden of 38 Park Road.
- Plans showing 45 degree lines from windows of habitable rooms in 38 Park Road and sight lines from the windows of the proposed development.

Open aspect from rear east facing bedroom [REDACTED]



and with the proposed development



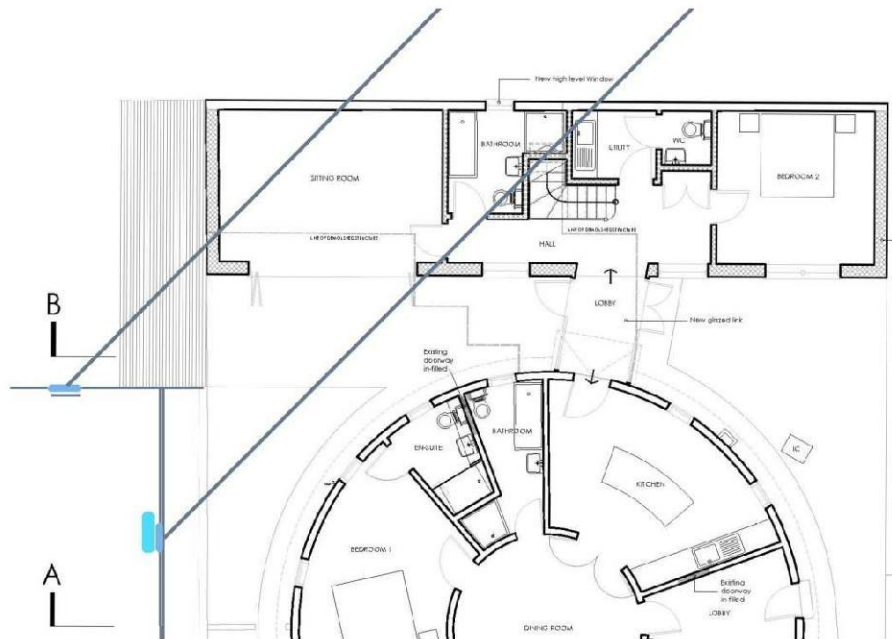
Rear Garden of [REDACTED]



and with proposed development



And breakfast room window near letter A



With sight lines (in red) from proposed dormer windows to bedroom window in

