

Design & Access/Planning Statement

Beach Bank, Dymchurch Road, Hythe. CT21 4NE

Kitchen Extension & Alterations to Dwelling

Mr T Farmer

Job Number 20083TF

Development Proposals:

The main project here is to extend the kitchen of the club house. At the moment it is an exceedingly small kitchen with two further store area off of it.

By extending the existing kitchen to join the dwelling house rear gable wall, this will create a larger useable kitchen space.

By the looks. the existing club house has been extended to the side with a flat roof extension. Having checked the council's website, application 99/0009/SH was for such an extension.

The new kitchen will have a industrial type extractor unit and such an 200mm vent pipe will exit through the flat roof and up against the gable wall of the dwelling. This will not extend above the ride of the dwelling and will not be seen from the front of the house.

In order to carry out the extension to the kitchen, the four rear windows of the dwelling will have to be blocked up.

As these windows provide light and ventilation to the four bedrooms, two for each house, a rearrange of the layout will have to take place. My client was looking to renovate these two dwelling anyway, so to carry out this work now will make sense.

These is no change of use or extension of the footprint. In fact this work may well fall under permitted development.

The work detailed will have no detrimental view from the street scene or have a negative impact on the neighbouring properties.

In light of the above comments, we respectfully request that planning permission be granted.