

Nick Highton



Building Design

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

My ref 20/53

08 JAN 2021

7 January 2021

Dear Sirs,

**Erection of a detached building to form a double garage and workshop with a home office above.
Wills Farm, Wills Lane, Newchurch, Romney Marsh, 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 direct with the council within the next few days.

The proposal is to erect a detached building to house a double garage with a workshop behind and a small lobby to the internal staircase providing the means of access to a home office formed within the created roof space.

The proposal was the subject of a pre-app enquiry by the applicant which received an email reply on 29 July 2020 from Katy Claw under your reference 20/0754/PREAPP. The advice emanating from that submission has been considered and acted upon and has resulted in this simplified form and conventional appearance for this type of domestic outbuilding.

The site is located in a fairly isolated position along a narrow lane on the outskirts of the village of Newchurch where the area is predominantly rural in nature.

Along this lane, on the eastern side is a single agricultural type building, and on the western side just before the subject site is a similar agricultural type building.

To the south of the site are a range of stone buildings along the road frontage with a three level detached house, recently constructed sitting behind. Immediately adjacent to the southern boundary of the site lies an open area used as access to the fields behind these sites.

This arrangement of buildings of differing types and sizes all help to screen the proposal from an outright view as one approaches down the lane.

The site itself consists of a two storey dwelling set centrally with the residential curtilage with a private garden set out behind. On the northern side is an area of hardstanding presently used as parking, and allowing access to the adjoining paddock.

On the southern side of the house there is an arrangement of a paved courtyard against the house and between this and the southern boundary is a low raised and paved patio area surrounded by low walling. Behind this is an extensive vegetable garden with a number of low structures involving sheds, greenhouses and poly-tunnels.

At the front of this raised patio is presently a metal container and in front of this is a hard grassed area used for vehicle parking. The area of this raised patio is the proposed site for this development; the walling and the paving will be cleared, along with the unsightly container.

The layout of the proposed building has been arranged to meet the limits of the site so that it can be located close to the southern boundary and still maintain the paved courtyard between it and the existing house for the enjoyment of the occupants.

To this end the garage doors have been inserted into the narrow gable end wall facing the road, and the depth of the building therefore stretches into the depth of the site. In this way the narrowness of the building is presented where it will have a limited impact on both the road frontage and the street scene.

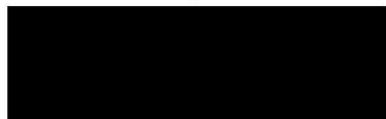
The external form of the building is one of convention and simplicity. A long pitched roof spans between the ground floor walls without any protruding interruptions as dormers have been omitted, although a couple of roof-lights have been inserted for light and ventilation. To avoid an incongruous external addition the staircase has been located internally.

The building will have a floor area appropriate for such a use and in keeping with similar buildings of this type. It will be in proportion to the main dwelling as indicated on the site plan. The height of the building will be 5.80m that is also in keeping with the type of structure. It is lower than the overall height of the main house and is lower than the three level new house on the adjacent property.

The first floor room will have windows in both gable walls providing outlooks to the front and rear, while the two roof-lights are located within the northern slope facing the main house. This arrangement of openings ensure the neighbouring property and their amenities will not be affected by the proposals.

It is therefore considered that the proposal merits a favourable decision but if you should have any queries then please do not hesitate to contact me.

Yours faithfully

A solid black rectangular box used to redact the signature of Nick Highton.

Nick Highton