

Covering Letter

25th January 2021

In respect to the proposal development at:

Site: 10 Hook, Close, Folkestone, CT20 3PE

Proposal: Retrospective cladding to the front, side and rear first floor elevations and removal of cladding to rear dormer window and replacing with hung tiles
(Resubmission of application for 20/0372/FH)

Content

	Page
01 Introduction & Proposal	3
02 Site Description	4
03 Planning history	5
04 Neighbour Objections	6
05 Local Plan Review	7
06 Places and Policies Local Plan	11
07 Photographs	13

1.0 Introduction & Proposal

- 1.1 This application is a resubmission of Planning Application 20/0372/FH which was refused on 10th August 2020 for Addition of cladding to the front, side and rear first floor elevations and to replace the tile hung dormer walls from prior application Y19/0792/FH
- 1.2 The rear dormer's grey cladding is to be removed and have hanging tiles in its place. These materials being used will be of a similar appearance to those used in the construction of the roof of the existing dwellinghouse.
- 1.3 The cladding on the front, side and back first floor elevations are to remain.

2.0 Site Description

- 2.1 The application site is located at the end of a cul-de-sac and is one half of a two-storey semi-detached property (10 & 12) of Hook Close, within the settlement area of Folkestone. There are no designations on the local policies map. The dwelling has previously been extended to the ground floor in the form of a uPVC conservatory and has recently been granted a lawful development certificate for a hip to gable roof extension include a rear dormer and 3 rooflights to the front of the roof.

3.0 Planning History

- | | | |
|-------------|---|---|
| Y19/0792/FH | - | Lawful Development Certificate (proposed) for the erection of a hip to gable roof extension, installation of rear dormer and 2 no rooflights to front roof slope and associated loft conversion |
| | - | Deemed Lawful - 09 Jul 2019 |
| 20/0372/FH | - | Addition of cladding to the front, side and rear first floor elevations and to replace the tile hung dormer walls from prior application Y19/0792/FH |
| | - | Refused - 10 August 2020 |

4.0 Neighbour Objections from refused Planning Application 20/0372/FH:

- 4.1 There were three neighbour objection letters from the previous refused application 20/0372/FH they all appear to be from Michelle and Stef Montini of 12 Hook Close, which are the applicant's immediate neighbour, their major concerns seem to be mainly regarding the cladding to the dormer window which my client will be removing and replacing with hung tiles which are similar materials to the roof.
- 4.2 They also mention a 'ventilation brick being partially blocked by the cladding'.
- There are vents at the bottom of the cladding to help air circulation, so both buildings will still have plenty of ventilation. I attached photographs of the vents (page 15) at 10 Hook Close and please see pages 8 to 11, of the manufacturer's specifications brochure which provide details of how the cladding was installed.
- 4.3 The neighbouring residents also had concerns with the cladding being a fire hazard and it will need a lot of maintenance.
- If you look at page 21 of the manufacturer's specifications brochure this provides information regarding maintenance and page 24 provides details of the fire standards and sustainability.
- 4.4 Within the objection letter they state 'If the dormer walls had been finished in decorative tiles to match the existing roof, this would at least blend in with the rest of the building and the character of the street. Instead, a great big ugly box has been highlighted with a shiny grey material that sticks out like a sore thumb.'
- This application is to change the materials on the dormer window to hung tiles so hopefully this will be more acceptable to Mr and Mrs Montini.

5.0 Local Plan Review - Saved Policies

- 5.1 **POLICY SD1** All development proposals should take account of the broad aim of sustainable development - ensuring that development contributes towards ensuring a better quality of life for everyone, now and for generations to come. This involves meeting economic and social objectives and helping people meet their personal aspirations through accommodating the district's need for commercial and industrial development, new homes and other land uses and improving quality of life for all members of society whilst respecting the following environmental criteria:

The cladding is hardwearing and will last for many years without requiring any maintenance unlike painted render which was there beforehand. Please see page 4 of Marley Eternit's brochure where it states the advantages of having this type of cladding.

Or click on link here to their website: [Marley Eternit](#)

- a) Shape new development patterns in a way which reduces the need to travel, especially by car, and increases the attractiveness of walking, cycling and public transport;
- b) Preserve and enhance built and cultural heritage including Listed Buildings and their settings, conservation areas, sites and settings of nationally and locally important ancient monuments and archaeological sites, historic parks and gardens and, historic landscapes;
- c) Protect and enhance areas of countryside that are of special quality, particularly the Kent Downs Area of Outstanding Natural Beauty, Special Landscape Areas, Local Landscape Areas, Heritage Coast and undeveloped coast, ancient woodlands and, the best and most versatile agricultural land. Sustain the character and diversity of the wider countryside in general;
- d) Protect and enhance designated or proposed sites of international, national, countywide and local wildlife importance and plant or animal life protected by law. Maintain the District's overall stock of nature conservation resources;
- e) Locate new development within or around existing built up areas, especially on previously developed land, in preference to 'greenfield' sites;
- f) Maintain and improve the character and vitality of the built environment, promote a high quality of design and ensure that development density is appropriate to its location;

Please see Photograph's 1 to 5 (pages 13-16) to how the cladding has improved the character of the building and how it blends in well with the neighbouring buildings.

POLICY SD1 continued

g) Encourage energy efficiency and conservation, re-use and recycling of materials and, the sensitive development of renewable energy resources;

Please see page 24 of Marley Eternit's brochure where they have stated their 'Quality Standard', 'Environmental Product Standard'. The cladding is an autoclaved fibre cement plank manufactured from a mixture of cement, organic fillers, and water (please see page 4 of brochure)

~~h) Maintain and enhance water, soil and air quality;~~

~~i) Maintain and enhance the provision of recreational open space, amenity land and tree and hedgerow cover;~~

~~j) Prevent negative impacts on coastal protection, flood defence, land drainage and groundwater resources.~~

~~k) Safeguard and enhance the amenity of residents~~

Development proposals that would significantly conflict with one or more of environmental criteria a)- k) above will only be permitted where it can be shown that:

~~i. there is an overriding economic or social need;~~

ii. negative impacts are minimised as far as possible and:

Replacing cladding on dormer to hung tiles to match roof and in keeping with neighbouring roofs which neighbours at no.12 objected too.

~~iii. measures will be taken to compensate for the adverse environmental effect. Compensatory measures should, as a minimum, ensure that no net environmental loss occurs.~~

- 5.2** **POLICY BE1** A high standard of layout, design and choice of materials will be expected for all new development. 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.

The materials used on this building are contemporary but do not, in my opinion, cause any adverse impact the amenities of the neighbouring occupiers. The materials are made of high standard of material and will protect the existing building for years to come. This cladding is grey, and is a neutral colour which compliments most colours. Please see pages 13-16 for photographs of the retrospective cladding at no.10 and how it harmonises with no.12 Hook Close.

10 Hook Close is the second to last house at the end of a close that is a 'cul-de-sac' so there is no thoroughfare traffic. As there were no other letters of objection from the other residents in Hook Close this development seems to have not harmed the appearance of the street scene. The only residents to object are those living at no.12 who when inside their home do not see the cladding.

~~Planning applications for development with an element of public use will be assessed as to their provision for access for disabled persons in respect of site layout and the relationship between buildings and their car parking areas and other public access points.~~

~~Development proposals must demonstrate that account is taken of opportunities to reduce the incidence of crime and the fear of crime against both property and the person.~~

~~For large, complex or sensitive sites, a design statement will be required containing:~~

- ~~1. An appraisal of the site and its context~~
- ~~2. Identification of constraints and opportunities~~
- ~~3. Design objectives and options~~
- ~~4. Consideration of local landscape character and distinctiveness~~
- ~~5. An explanation of the rationale behind siting, massing and proposed elevation and spatial treatments~~

- 5.3** **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:

This policy relates to the dormer window and not the cladding to the front, side and rear first floor elevations. The dormer with hung tiles was Deemed Lawful on 09 Jul 2019 application no. Y19/0792/FH.

- 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 two-storey extensions, the 45-degree angle is taken from the closest quarter point of the nearest ground floor window of a habitable room or kitchen;
- b. side extensions may be added to detached or semi-detached dwellings where space is available; care should be taken to avoid creating a terracing effect which could result by extending up to the boundary; a minimum distance of 1 metre should be maintained from the boundary and any part of the extension above f. garages should be set back 5.5 metres from the highway boundary, to enable a vehicle to stand clear of the highway whilst the doors are being opened or for cleaning or maintenance purposes. In exceptional circumstances this may be reduced to 1 metre, but forward opening swing doors would not be permitted.ve single storey level including the roof;
- 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;
- d. permission will not be granted for loft conversions requiring dormer extensions which are large in proportion to the existing roof, as these can completely alter the proportion of the building, presenting a top-heavy and flat-roofed appearance. Planning applications for extensions in roof spaces which front a highway will be refused where the proposed structure would damage the character of the existing building and would appear incongruous in the streetscene;
- e. alterations or extensions which cause undue loss of privacy for occupiers of neighbouring properties through overlooking windows, doors or balconies should be avoided;
- f. garages should be set back 5.5 metres from the highway boundary, to enable a vehicle to stand clear of the highway whilst the doors are being opened or for cleaning or maintenance purposes. In exceptional circumstances this may be reduced to 1 metre, but forward opening swing doors would not be permitted.

6.0 Places and Policies Local Plan (February 2018 Submission Draft).

6.1 Policy HB1 - Quality Places Through Design

Planning permission will be granted where the proposal:

1. Makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character; [As per policy BE1](#)
- ~~2. Facilitates circulation and ease of movement within the locality for all users, promoting low vehicle speeds, integrated resident and visitor parking and prioritising active forms of travel with roads, footways and paths appropriately located to allow for natural surveillance while maximising legibility;~~
- ~~3. Creates, enhances and integrates areas of public open space, green infrastructure, biodiversity and heritage and other public realm assets;~~
- ~~4. Does not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook. In assessing the potential impacts of new build residential development on neighbouring dwellings, the Council will apply the same guidelines as for alterations and extensions set out in Policy HB8;~~
- ~~5. Provides a clear definition between the public and private realm, incorporating high quality hard and soft landscaping, boundary treatments, public open spaces and lighting, including details of future maintenance and management; and~~
6. Complies with other relevant policies within the development plan and responds positively to the design policies and guidance contained within relevant Town and Village Design Statements and Neighbourhood Plans. [As per policies: SD1, BE11 of Local Plan Review - Saved Policies and HB1 HB8 of Places and Policies Local Plan \(February 2018 Submission Draft\)](#)

6.2 Policy HB8 - Alterations and Extensions to Residential Buildings

Alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line and detailing of the original building and not have a detrimental impact on the street scene, either by themselves or cumulatively. Alterations and extensions should protect the residential amenity of the occupants of neighbouring properties and ensure avoidance of unacceptable overlooking and inter-looking.

Applications for extensions to existing residential buildings will be permitted where:

- ~~1. The extension does not cause undue overshadowing of neighbouring properties and allows adequate light and ventilation to existing rooms within the building. Single storey extensions should be designed so as to fall within a 45o 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 two-storey extensions, the 45o angle is taken from the closest quarter point of the nearest ground floor window of a habitable room or kitchen. This covers all elevations of the neighbouring property and conservatories, if they are clearly used as a habitable room. Patio or fully glazed doors will be treated as windows for this test, but not solid panel doors or those half-glazed;~~
- ~~2. For side extensions care should be taken to avoid creating a terracing effect which could result by extending up to the boundary. A minimum distance of one metre should be maintained from the boundary to any part of the extension above single storey level;~~
- ~~3. Single-storey flat-roofed extensions will be permitted only if they are well-designed, and the proposed extension would not be generally visible from a public place and would serve only as an adjunct to the main building. Use of 'green' or 'brown' roofs will be encouraged. Two-storey flat-roofed extensions will not be considered acceptable, unless the property itself is of a flat roof design;~~
- ~~4. Loft conversions requiring dormer extensions will be in proportion to the existing roof, thus maintaining overall building proportions. They should avoid presenting a top-heavy and flat-roofed appearance. Planning applications for extensions in roof spaces which front a highway will ensure that the proposed structure avoids damage to the architectural and aesthetic character of the existing building, and maintains the integrity of the street scene;~~
5. To maintain the visual quality of the street: [I refer to BE1 on page 9](#)

7.0 Photographs

- 7.1 I have attached photographs of 10 Hook Close and I hope you agree the cladding does compliment this building and does not seem out of character with the attached neighbouring property.



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7.2

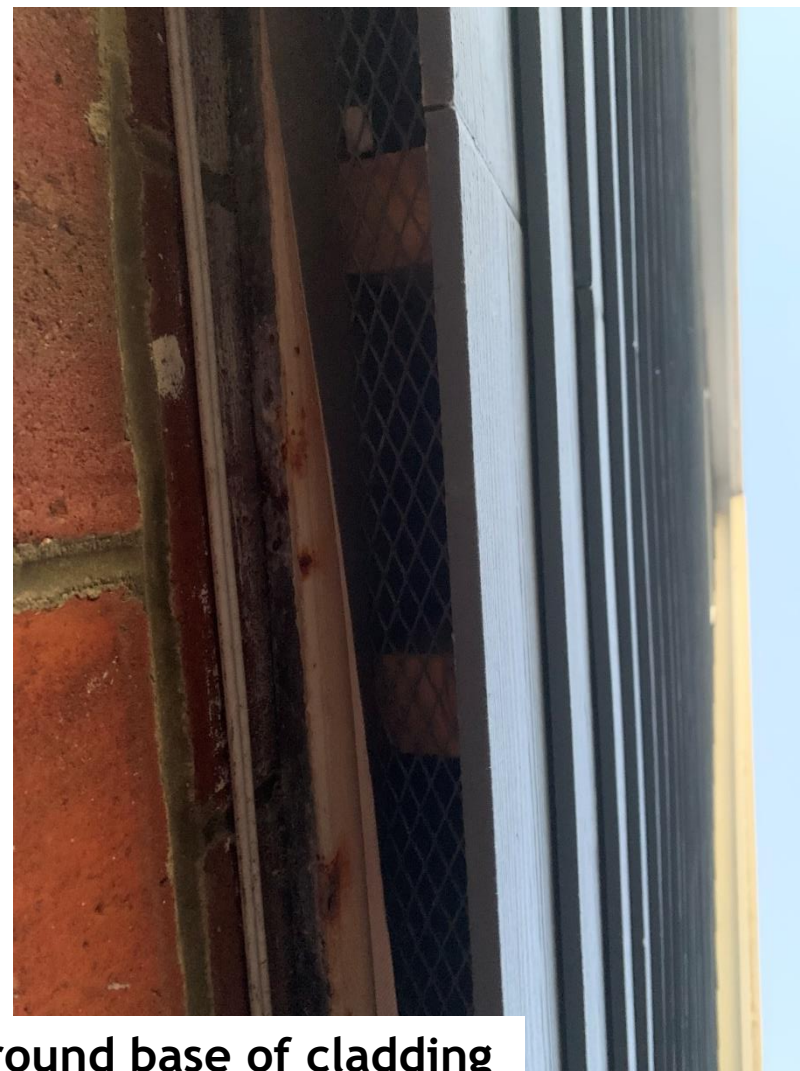


Front and side elevation

Photograph 2

Site: 10 Hook, Close, Folkestone, CT20 3PE

7.3



Vents all around base of cladding

Photographs 3 & 4

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7.4



Site: 10 Hook, Close, Folkestone, CT20 3PE