

124 Shorncliffe Road, Folkestone

PROFILE

Lawful Certificate Development Application

Design and Access statement

361-DAS-01

November 2022



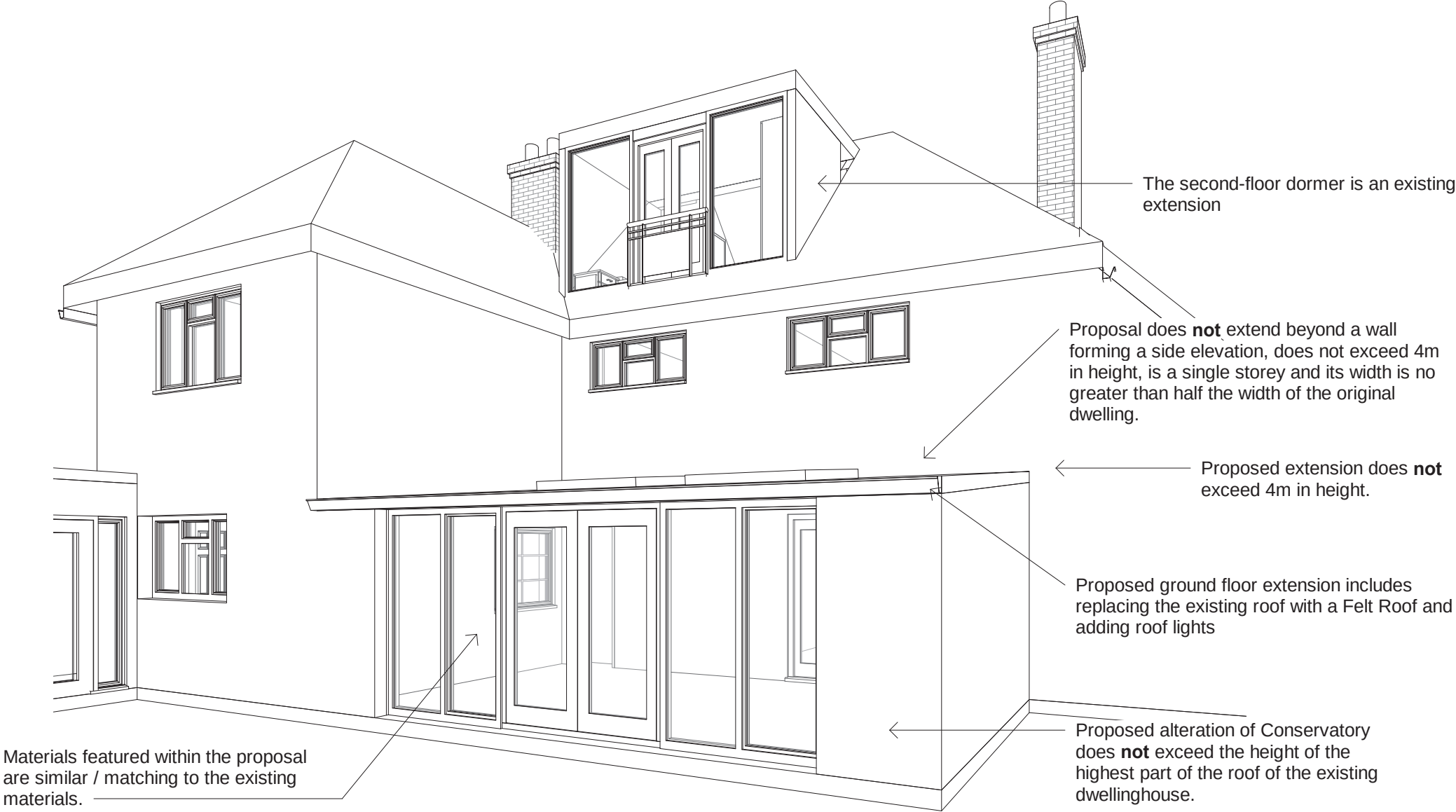
This Design Appraisal has been prepared as part of a Lawful Certificate Application on behalf of our clients and outlines the proposal for the project at the following address:

124 Shorncliffe Road, Folkestone CT20 2PQ

Drawings are indicative based on survey information taken from the following sources:

- Survey information supplied by the client
- Ordnance Survey drawings
- Folkestone & Hythe District Council planning website

All dimensions are approximate and should be verified on site. The proposals outlined in this report are subject to all statutory approvals.



Profile Architects are a creative studio of RIBA chartered Architects based in the Glassworks in Folkestone. We design buildings, places and spaces and have a broad range of experience delivering residential, commercial, educational and cultural projects of all scales.

We manage all stages of project design including feasibility, concept design, planning permission and lawful certificates, detailed design and building regulations submissions. We specialise in obtaining permissions on sensitive sites including conservation areas, areas of outstanding natural beauty, listed buildings and floodplains.

Our clients include Homeowners, Private Investors and Developers, Educational and Cultural Institutions, Housing Associations and Commercial businesses and manufacturers.

From the outset we use 3D computer software on every project to enable our clients and collaborators to visualise and explore their projects in detail. We continuously seek to use the most advanced technology to enhance our design processes.

We place sustainability, life cycle, wellbeing, value, efficiency and imagination at the heart of every project.

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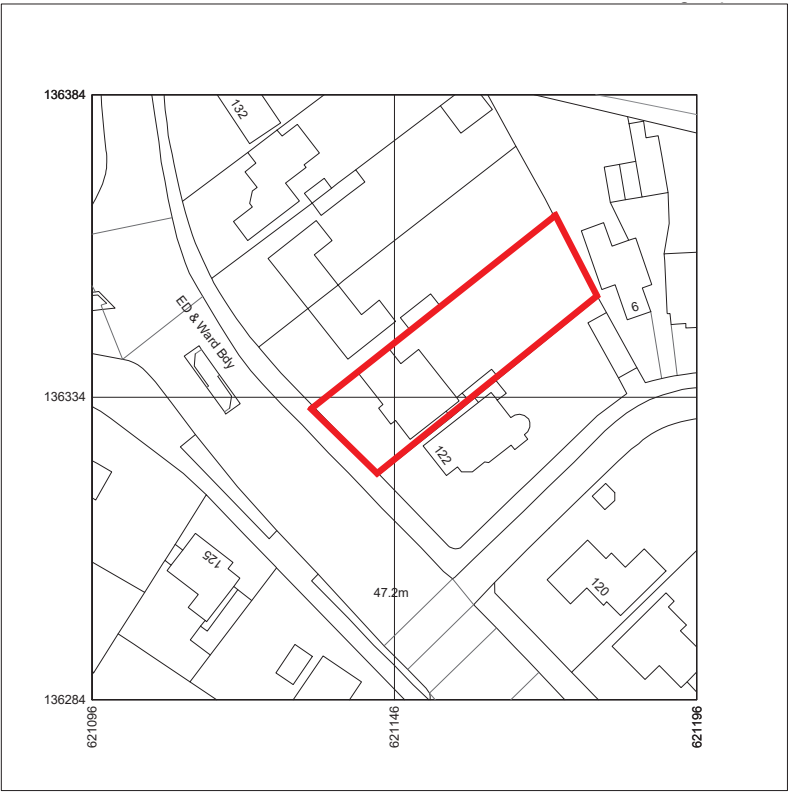
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01303 767200



We have reviewed the interactive Policies Map on Folkestone & Hythe District Council's website and summarised the planning considerations that are applicable to this application.

Summary of planning policy that is applicable to this site:

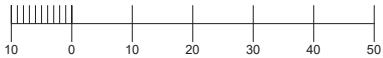
Ancient Woodlands	No
Area of Outstanding Natural Beauty	No
Archaeological Notification Areas	Yes
Article 4 Directions	No
Conservation Areas	No
Listed Building	No
Adjacent to a Listed Building	No
Local / National Nature Reserve	No
Tree Preservation Orders	No



Location plan overlaid onto Ordnance survey map

Scale 1:1250

Produced on 14 November 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 621096 136284,621196 136284,621196 136384,621096 136384,621096 136284
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Crown copyright 2022. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135).
Data licence expires 14 November 2023. Unique plan reference: v1c/874944/1181637



Application site
124 Shorncliffe Road, Folkestone CT20 2PQ



The following tables have been complied with reference to the government document: ‘Permitted development rights for householders: Technical Guidance’

<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

The proposed scheme stays within the footprint of the existing building. The proposed re-build aims to use materials which match those on the existing dwelling, which will ensure that the proposal will be in-keeping with the appearance of the dwelling.

A1)	Development is not permitted by Class A if –	Compliant Y/N	Notes
a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	Y	
b)	As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	Y	Total ground floor footprint does not exceed 50% of the total area of the curtilage. The extension will be re-built but the size will remain unchanged.
c	The height of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Y	Proposed alteration of Conservatory does not exceed the height of the highest part of the roof of the existing dwellinghouse. The second-floor dormer is an existing extension.
d	The height of the eaves of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the eaves of the existing dwellinghouse	Y	<i>Not Applicable</i>
e	The enlarged part of the dwellinghouse would extend beyond a wall which -	Y	<i>Not Applicable</i>
(i)	forms the principal elevation of the original dwellinghouse; or	Y	Extension is to the rear of the dwelling
(ii)	fronts a highway and forms a side elevation of the original dwellinghouse	Y	<i>Not Applicable</i>
f	The enlarged part of the dwellinghouse would have a single storey and -	Y	<i>Not Applicable</i>
(i)	extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or	Y	The proposed conservatory is a re-build and does not extend beyond 4m from the original dwelling.
(ii)	exceed 4 metres in height	Y	Proposed extension does not exceed 4m in height.
g	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -	Y	<i>Not Applicable</i>
(i)	extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or	Y	<i>Not Applicable</i>
(ii)	exceed 4 metres in height	Y	<i>Not Applicable</i>
h	The enlarged part of the dwellinghouse would have more than a single storey and -	Y	<i>Not Applicable</i>
(i)	extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or	Y	<i>Not Applicable</i>
(ii)	be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Y	<i>Not Applicable</i>
	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	Y	<i>Not Applicable</i>
j	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –	Y	Proposal does not extend beyond a wall forming a side elevation, does not exceed 4m in height, is a

			single storey and its width is no greater than half the width of the original dwelling.
(i)	exceed 4 metres in height,	Y	<i>Not Applicable</i>
(ii)	have more than a single storey, or	Y	<i>Not Applicable</i>
(iii)	have a width greater than half the width of the original dwellinghouse	Y	<i>Not Applicable</i>
k	It would consist of or include -		<i>Not Applicable</i>
(i)	the construction or provision of a veranda, balcony or raised platform	Y	The proposed alteration to the dormer windows will include a ‘Juliet’ balcony but not include a veranda, balcony, or a raised platform
(ii)	the installation, alteration, or replacement of a microwave antenna	Y	<i>Not Applicable</i>
(iii)	the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	Y	<i>Not Applicable</i>
(iv)	an alteration to any part of the roof of the dwellinghouse	Y	Proposed ground floor extension includes replacing the existing roof with a Felt Roof and adding roof lights
A2)	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if -	Y	The proposal is not on article on article 2(3) and is therefore exempt from section A2.
a	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic, or tiles;	Y	<i>Not Applicable</i>
b	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	Y	<i>Not Applicable</i>
c	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or	Y	<i>Not Applicable</i>
ca	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	Y	<i>Not Applicable</i>
A3	Development is permitted by Class A subject to the following conditions-		
a	the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Y	Materials featured within the proposal are similar / matching to the existing materials.
b	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be -	Y	<i>Not Applicable</i>
(i)	obscure-glazed, and	Y	<i>Not Applicable</i>
(ii)	non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	Y	<i>Not Applicable</i>
c	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Y	<i>Not Applicable</i>

Planning Considerations

B1)	Development is not permitted by Class B if –	Compliant N/Y	Notes
a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	Y	
b)	any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof	Y	The proposed extension does not exceed the height of the highest part of the existing roof.
c	any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway	Y	Proposed extension does not extend beyond the plane of the existing roof slope which forms the principal elevation of the dwellinghouse.
d	the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -	Y	
(i)	40 cubic metres in the case of a terrace house, or	Y	
(ii)	50 cubic metres in any other case	Y	The cubic content of the resulting roof space would not exceed 50 cubic metres
e	it would consist of or include -	Y	
(i)	the construction or provision of a veranda, balcony or raised platform, or	Y	The proposed alteration to the dormer windows will include a ‘Juliet’ balcony but not include a veranda, balcony, or raised platform
(ii)	the installation, alteration or replacement of a chimney, flue or soil and vent pipe	Y	<i>Not Applicable</i>
f	the dwellinghouse is on article 2(3) land	Y	Dwelling does not reside on Article 2(3) Land.
B2)	Development is permitted by Class B subject to the following conditions -	Y	
a	the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Y	The proposed alterations use identical materials to those used in the original construction of the exterior of the dwellinghouse.
b	the enlargement shall be constructed so that –	Y	
(i)	other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –		<i>Not Applicable</i>
(aa)	the eaves of the original roof are maintained or reinstated; and	Y	The eaves of the existing roof are maintained
(bb)	the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and	Y	the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, will not less than 0.2 metres from the eaves
(ii)	other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse	Y	The proposed extension does not extend beyond the outside face of any external wall of the original dwellinghouse.
c	any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be -	Y	
(i)	obscure-glazed, and	Y	<i>Not Applicable</i>
(ii)	non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	Y	<i>Not Applicable</i>



Flood map for planning

Your reference
Shorncliffe Road

Location (easting/northing)
621159/136327

Created
14 Nov 2022 16:09

The information shown on this page has been obtained from the Environment Agency website which provides data relating to flood risk on any site.

We have summarised on the following pages the outcome of this search. The summary provided by the Environment Agency confirms that the risk from flooding is low and a full flood risk Assessment will not be required.

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

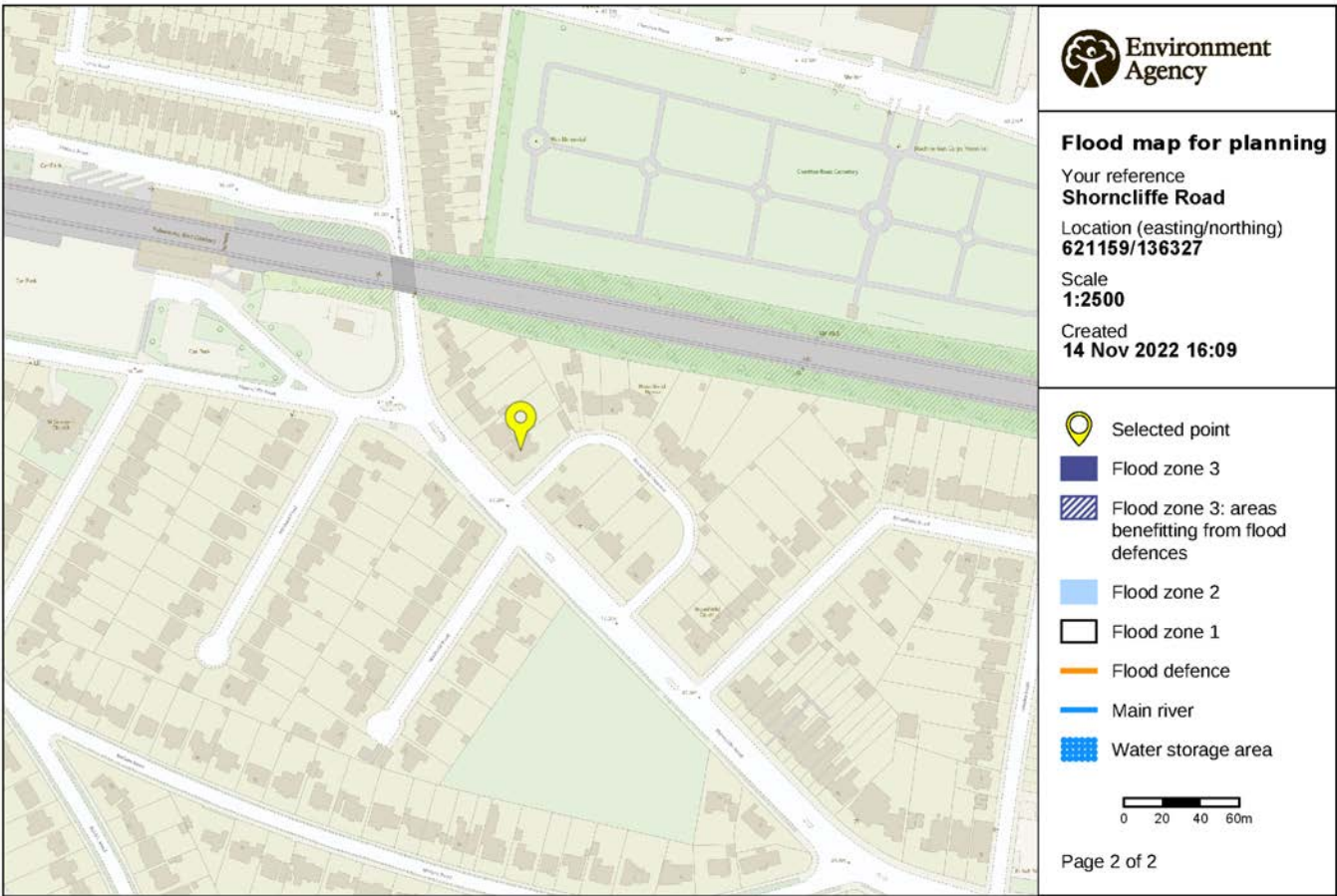
Notes

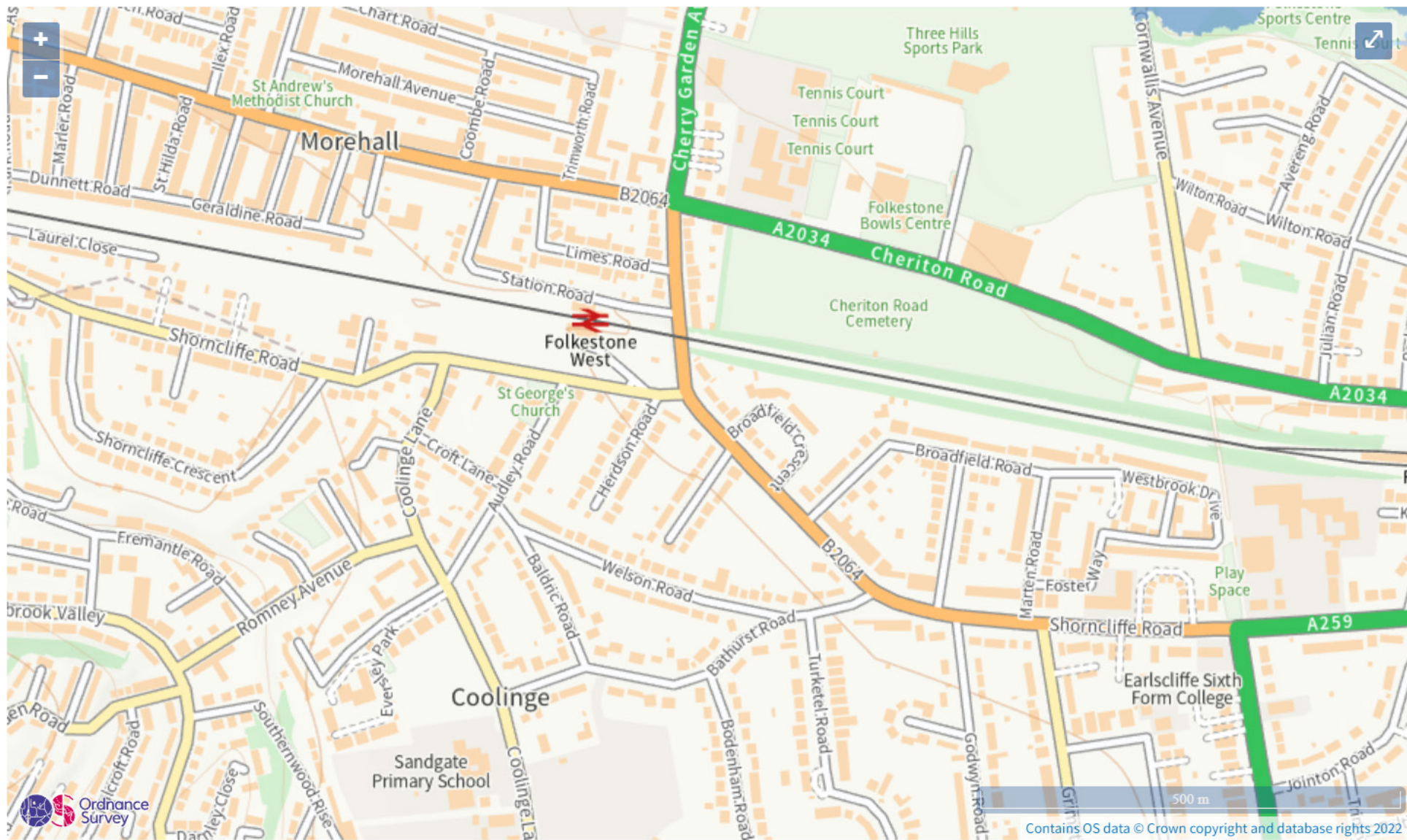
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>





<https://check-long-term-flood-risk.service.gov.uk/map>

Extent of flooding from rivers or the sea

- High
- Medium
- Low
- Very low

The Existing Building

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The house is a 4/5 Bedroom detached house which we assume was built in the early 20th century and is set within substantial gardens. The front garden provides a dual entrance driveway with access to the integral garage. The rear garden extends all the way to the railway and includes mature trees and bushes.

On the side of the property, a garage has been integrated and the roof extends from the main house to cover the garage. The property appears to be of traditional cavity masonry construction but has been rendered across most of the elevation. In addition to exposed areas of brick work, the building has been covered with a vertically hung wall tile in some areas.

Windows and doors are white, rainwater pipes and down pipes are also white. The existing roof is hipped and a separate hip covers the double height bay at the front of the house. The roof is covered with red/brown clay tiles with matching hip tiles. A glass and uPVC conservatory adjoin the rear of the property.



Front Driveway Photo



Rear View of Conservatory and Dormer Windows



Rear View of Conservatory



Rear View of Conservatory



Internal View of Conservatory



Internal View of Conservatory



Conservatory Roof from Dormer Windows



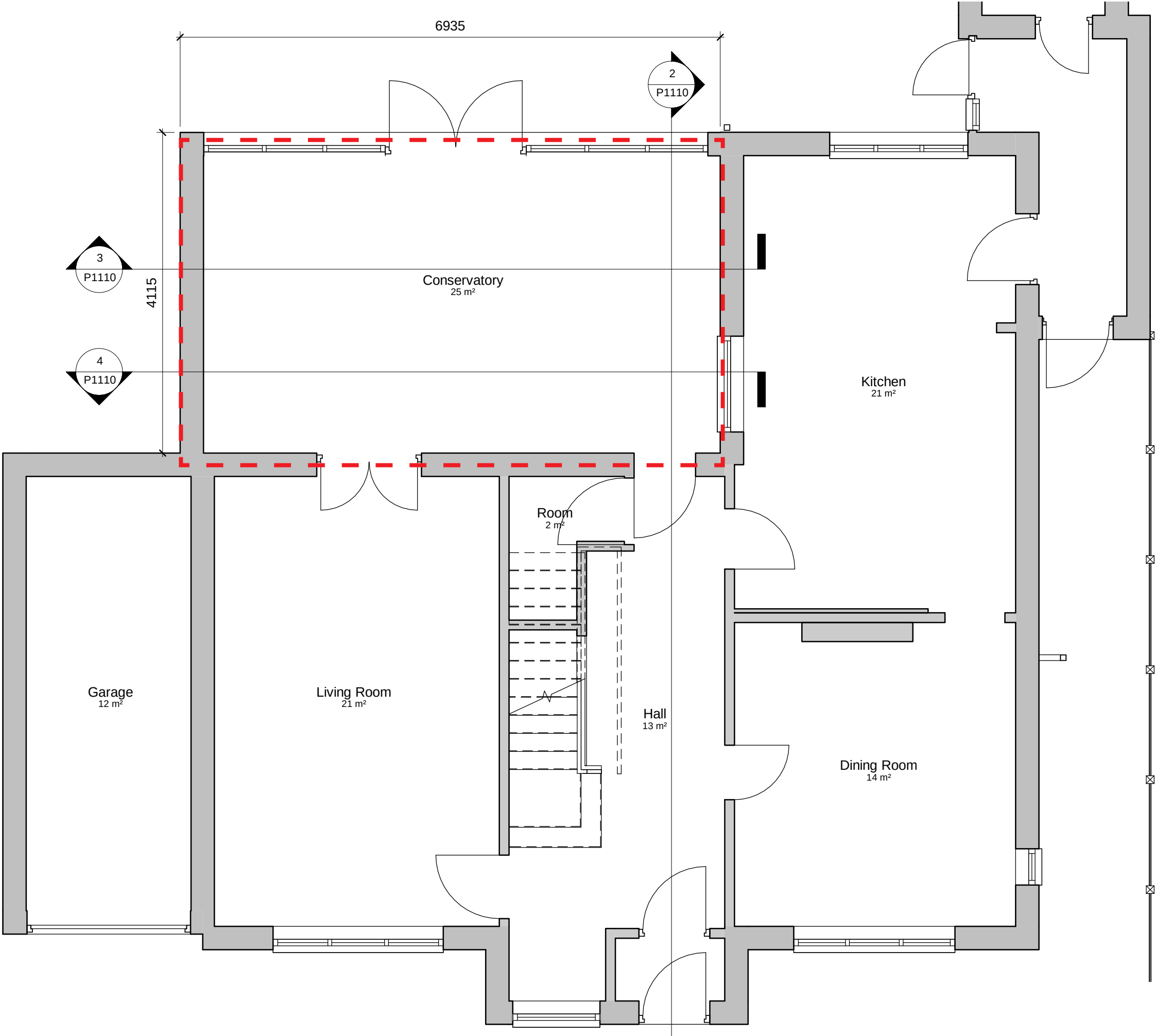
Internal View from Dormer Windows

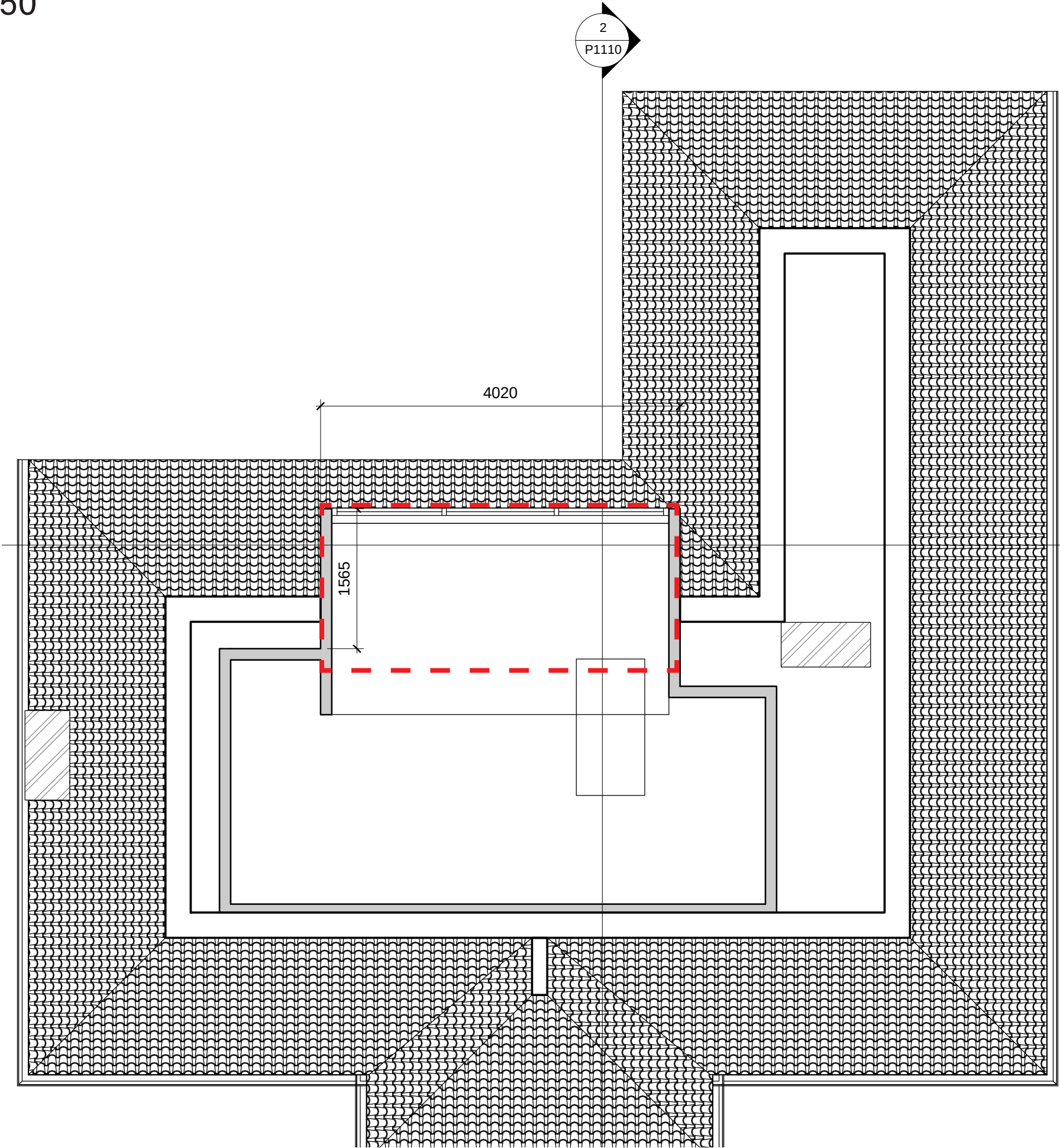


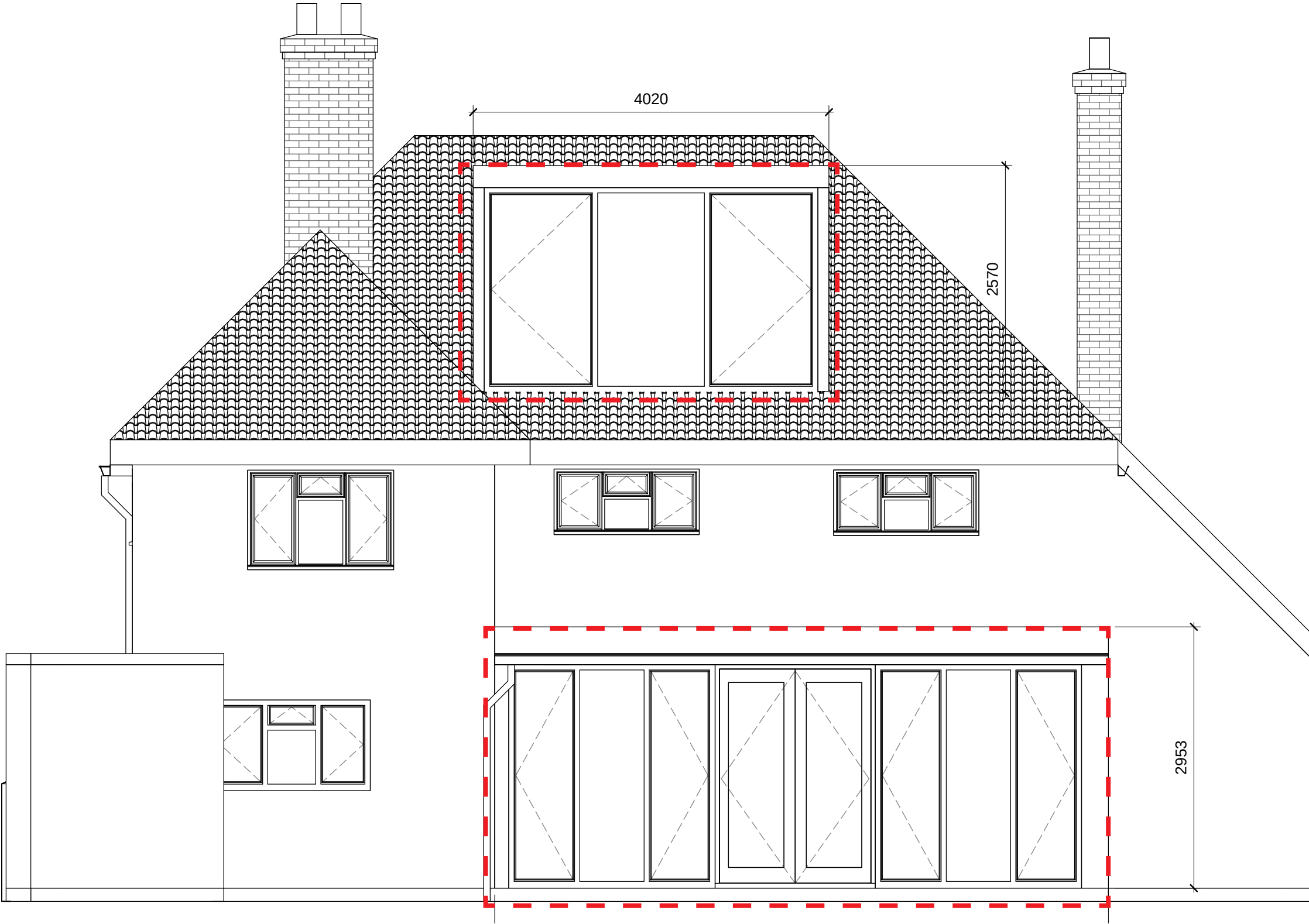
Internal View of Dormer Windows

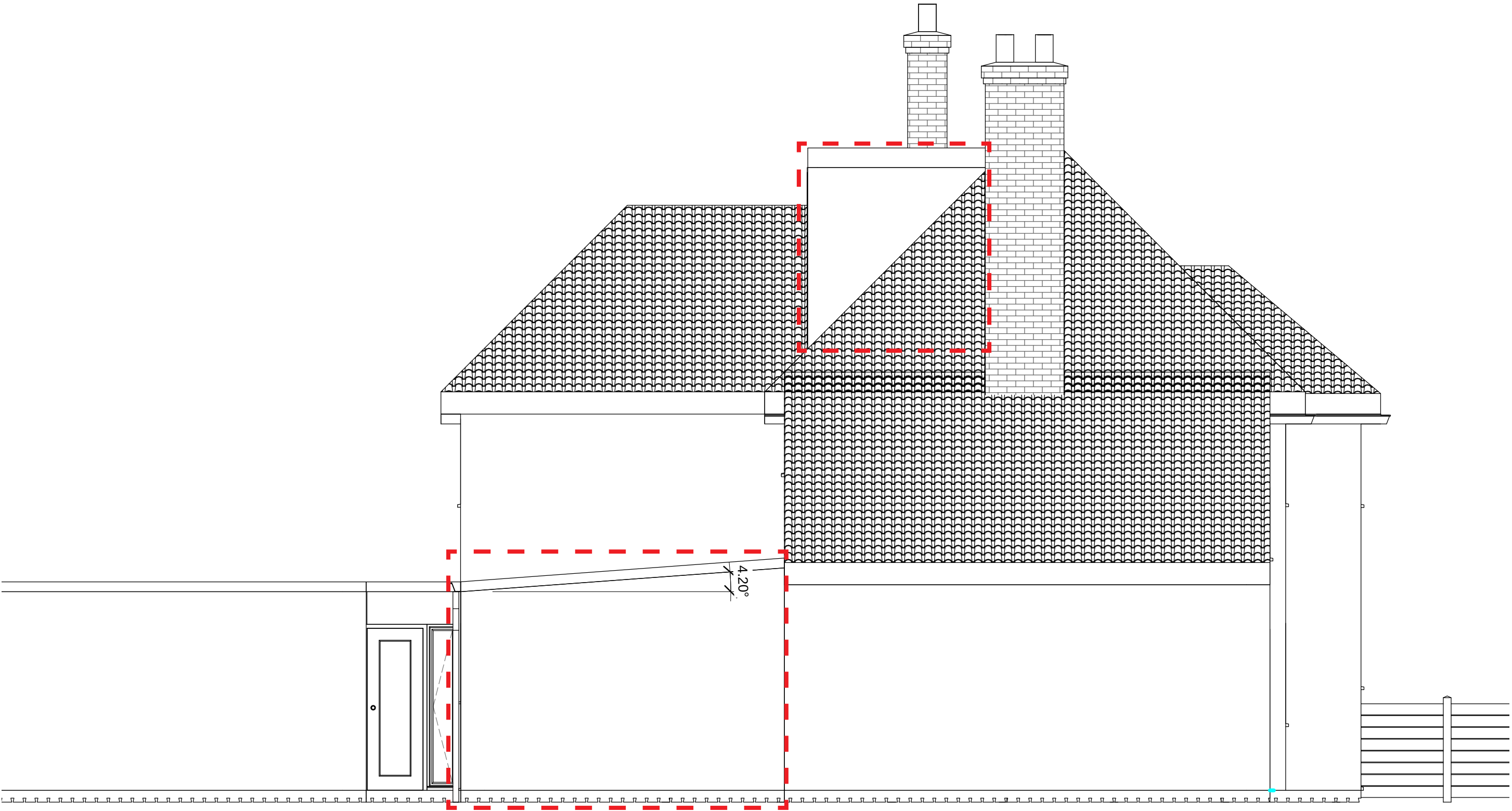
Ground Floor Plan - Existing 1:50

PROFILE









 Application Site

Ground Floor Plan - Proposed 1:50

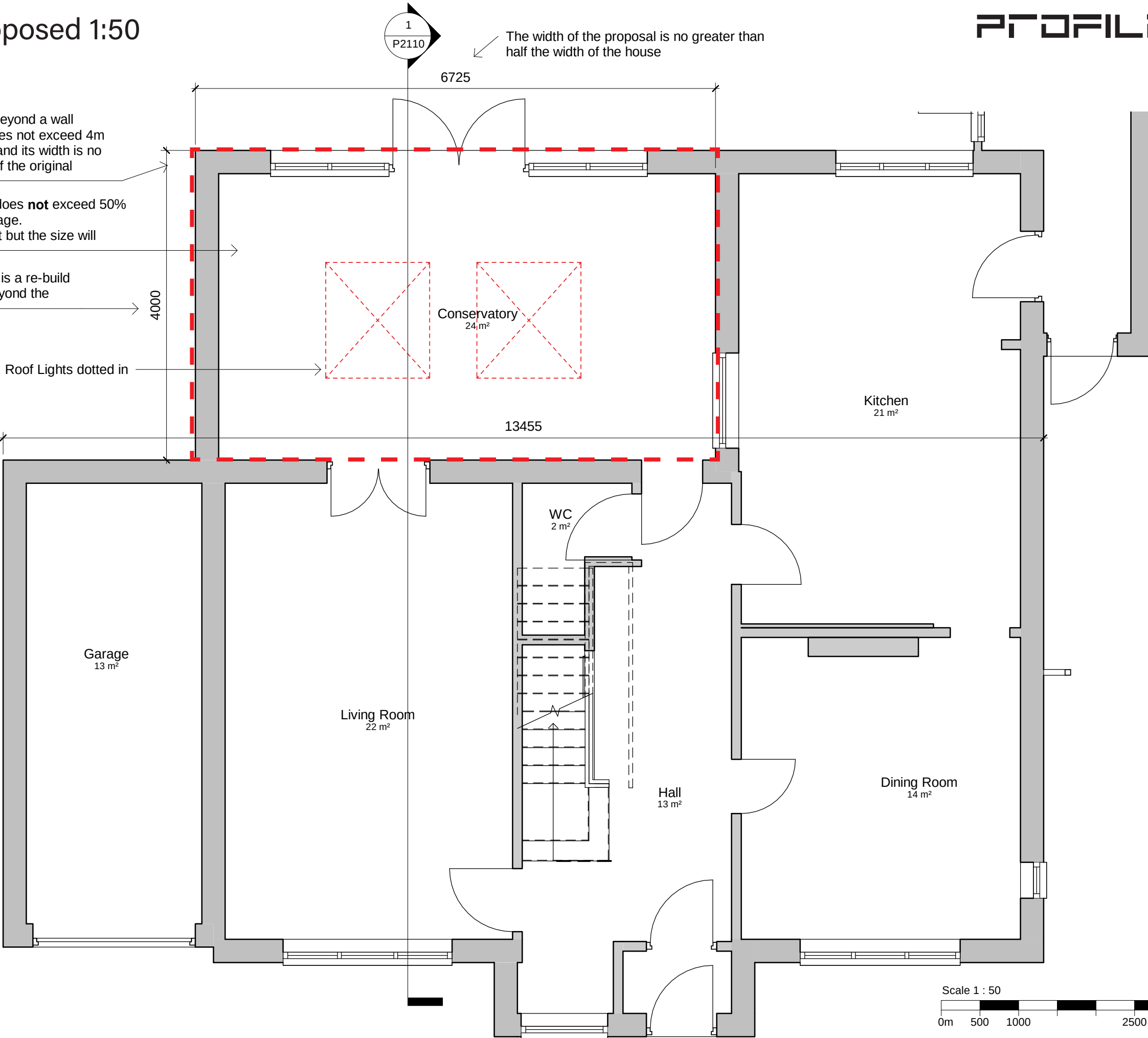
Proposal does **not** extend beyond a wall forming a side elevation, does not exceed 4m in height, is a single storey and its width is no greater than half the width of the original dwelling.

Total ground floor footprint does **not** exceed 50% of the total area of the curtilage. The extension will be re-built but the size will remain unchanged.

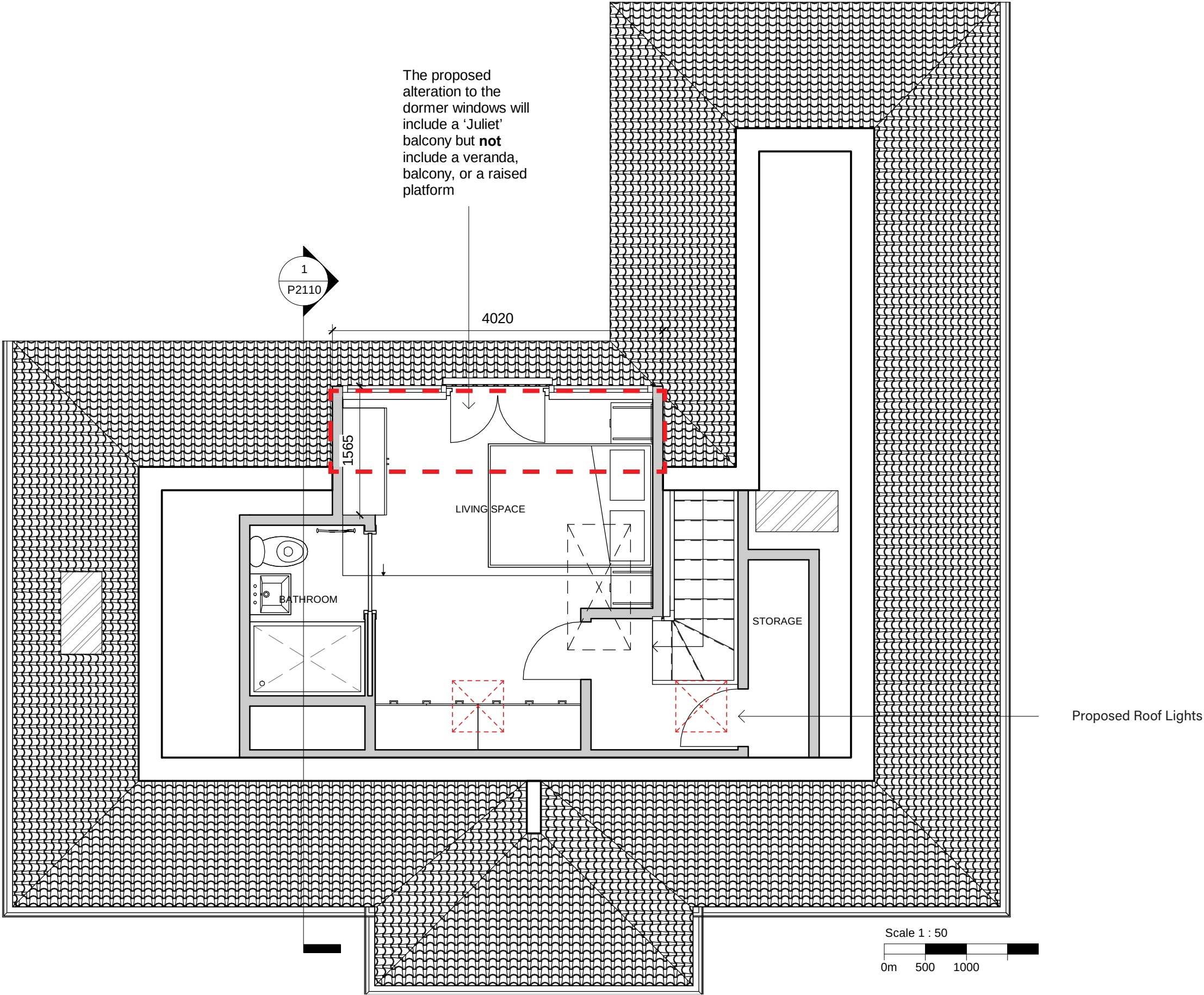
The proposed conservatory is a re-build and does **not** extend 4m beyond the original dwelling.

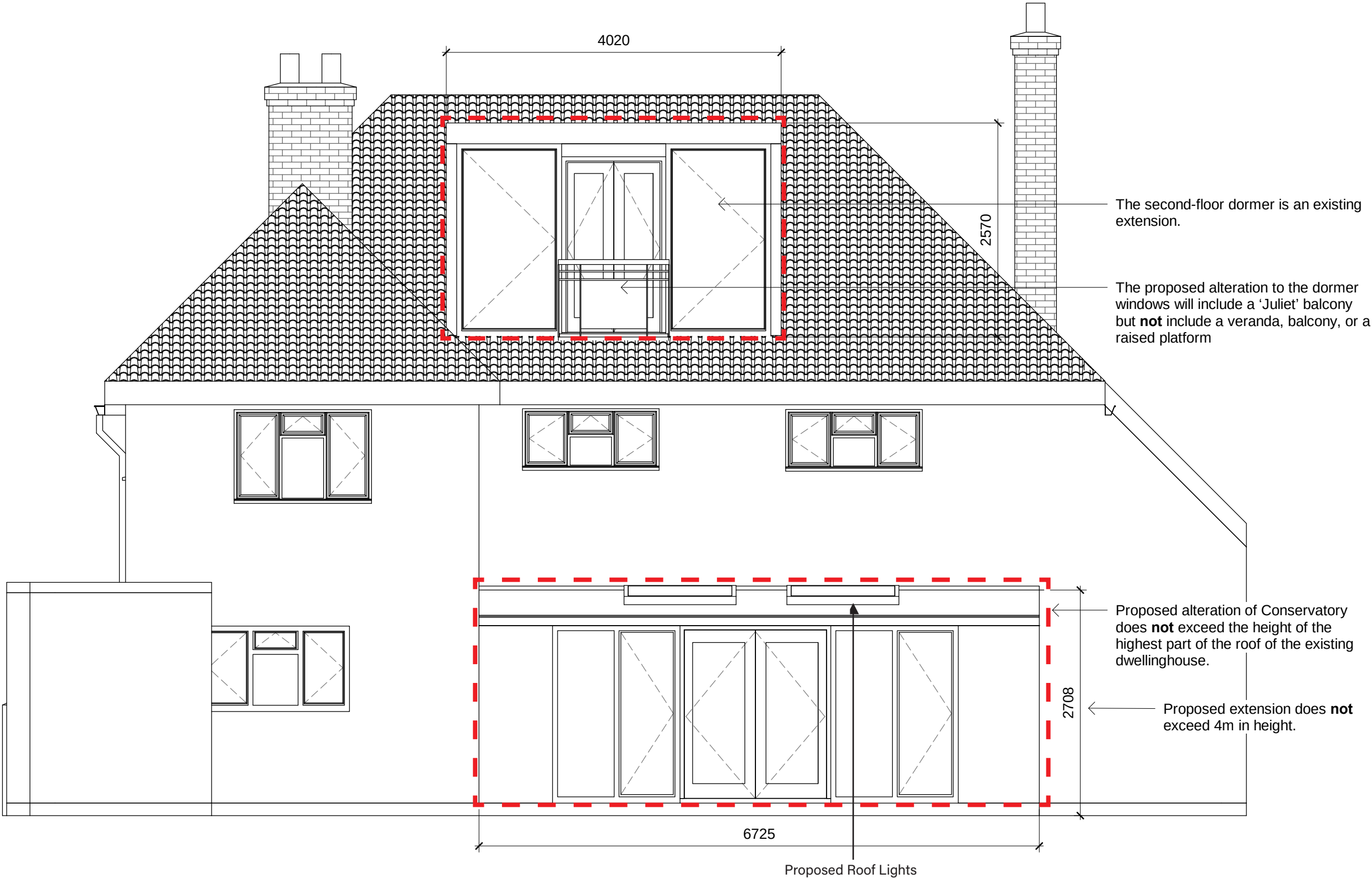
The existing conservatory is dilapidated and therefore needs to be renovated. The key intention of this proposal is to re-build this section of the building to provide a building that meets the building regulations and is fit for purpose.

In addition, there will be some minor internal re-configuration to create an en-suite bedroom in the attic with a 'Juliet' balcony and additional roof lights.



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Proposed Materials and Drawing Issue Sheet



Permitted development requires the use of similar and/or matching materials to the original house. The materials to be used in the new proposal will exactly match the original house, which we have summarised below.

Brickwork / Render

The existing dwelling features red brick and white render. The proposal will feature a matching red brick for the proposed renovated conservatory.

Conservatory Roof

The existing conservatory features a polycarbonate plastic roofing system. The proposed conservatory will feature a felt flat roof matching Dormer’s roofing system.

Windows & Doors

The proposed windows and external doors will be uPVC to match the existing windows and doors.

Summary of proposed materials

Building Component/Area	Existing Materials	Proposed Materials
Walls	Brickwork Render system	Brickwork to match existing Render system to match existing
Roof	Felt Roofing System	Felt Roofing System to match dormer
Windows	White uPVC Windows	New uPVC windows to match existing
Doors	White uPVC Doors	New uPVC doors to match existing

Project Number: 0372
Project Title: 124 Shorncliffe Road
Issue Date: 22/11/2022
Reason for issue: Permitted Development Application

Find enclosed the following drawings and documents

Drawing	Rev	Title	Scale	Date	Size	Drawn By
P1010	00	Ground Floor Plan (Existing)	1:50	22.11.2022	A3	EB
P1011	00	First Floor Plan (Existing)	1:50	22.11.2022	A3	EB
P1012	00	Attic Floor Plan (Existing)	1:50	22.11.2022	A3	EB
P1110	00	Sections (Existing)	1:50	22.11.2022	A3	EB
P1210	00	North Elevation (Existing)	1:50	22.11.2022	A3	EB
P1212	00	West Elevation (Existing)	1:50	22.11.2022	A3	EB
P1310	00	Location Plan	1:1250	22.11.2022	A3	EB
P2010	00	Ground Floor Plan (Proposed)	1:50	22.11.2022	A3	EB
P2011	00	First Floor Plan (Proposed)	1:50	22.11.2022	A3	EB
P2012	00	Attic Floor Plan (Proposed)	1:50	22.11.2022	A3	EB
P2110	00	Section (Proposed)	1:50	22.11.2022	A3	EB
P2210	00	North Elevation (Proposed)	1:50	22.11.2022	A3	EB
P2211	00	South Elevation (Proposed)	1:50	22.11.2022	A3	EB
P2212	00	West Elevation (Proposed)	1:50	22.11.2022	A3	EB
P2310	00	3D Views (Proposed)	1:50	22.11.2022	A3	EB
0247_DAS_01	00	Design and Access Statement	NTS	21.11.2022	A3	EB