

Summary of revisions to planning application 22/0157/FH

Design and Access Statement  
380\_DAS\_02

October 2023

This Design Appraisal has been prepared on behalf of the applicant and outlines the proposal for the project at the following address: Marples, Dental Street, Hythe, CT21 5LH

Planning approval reference: 23/0157/FH (previously consented)

Planning approval description:  
Demolition of existing rear utility and construction of replacement utility, demolition of existing shed and extension of existing garage/workshop.

This document accompanies the revised planning application form and drawings to illustrate the proposed amendments to the garage at the front of the site.

The new application seeks to retain the existing garage (rather than demolish it) and create a new extension and workshop to the rear and side of the property.

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

- Basic survey information taken on site
- Ordnance Survey drawings
- Folkestone and Hythe planning website
- Environment Agency website

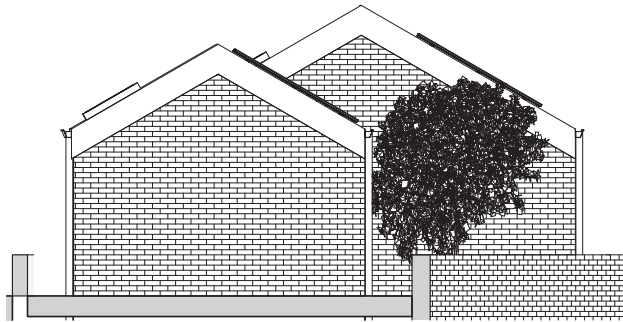
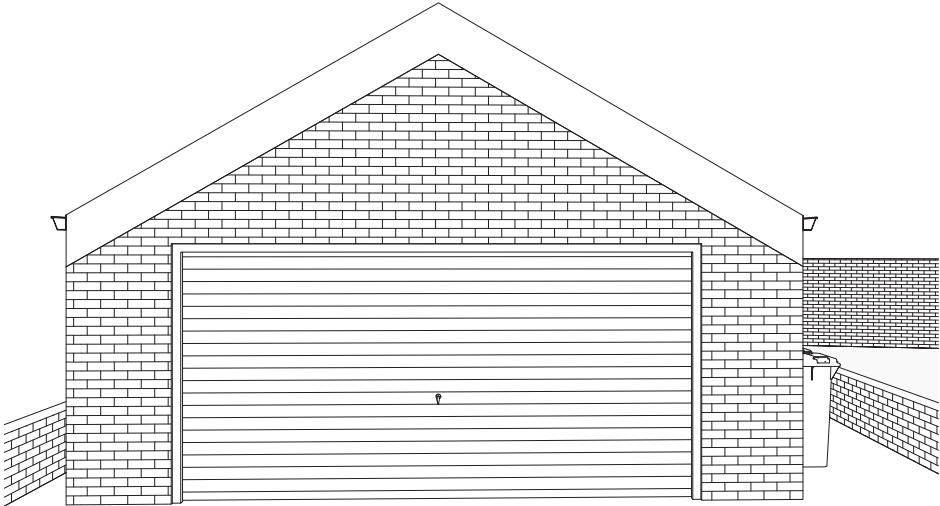
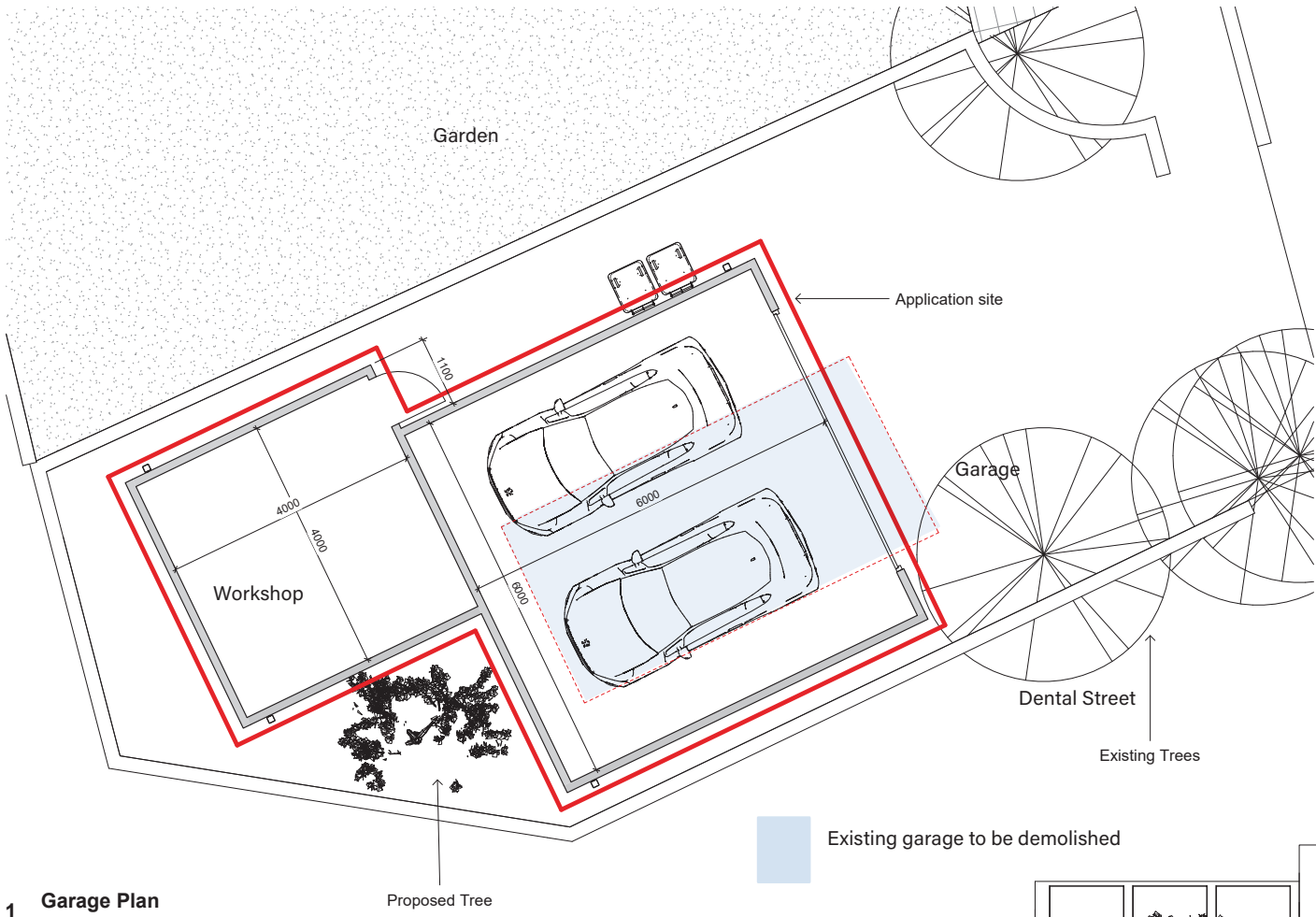
Notes

- All dimensions are approximate and should be verified on site
- The proposals outlines in this report are subject to all statutory approvals
- Some aerial photographs featuring in this report have been taken from Google Maps

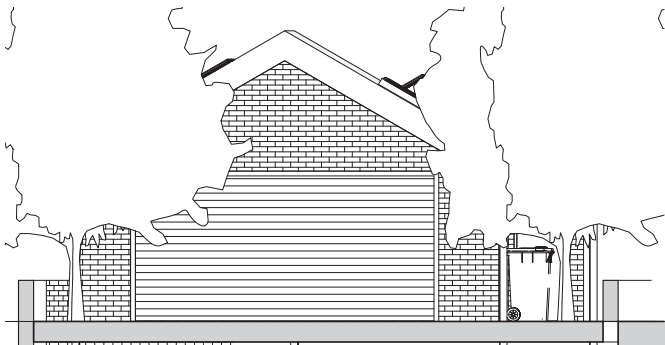
# Previously approved scheme - The garage and workshop

The garage proposal approved under planning application FH/0157/FH has been summarised below:

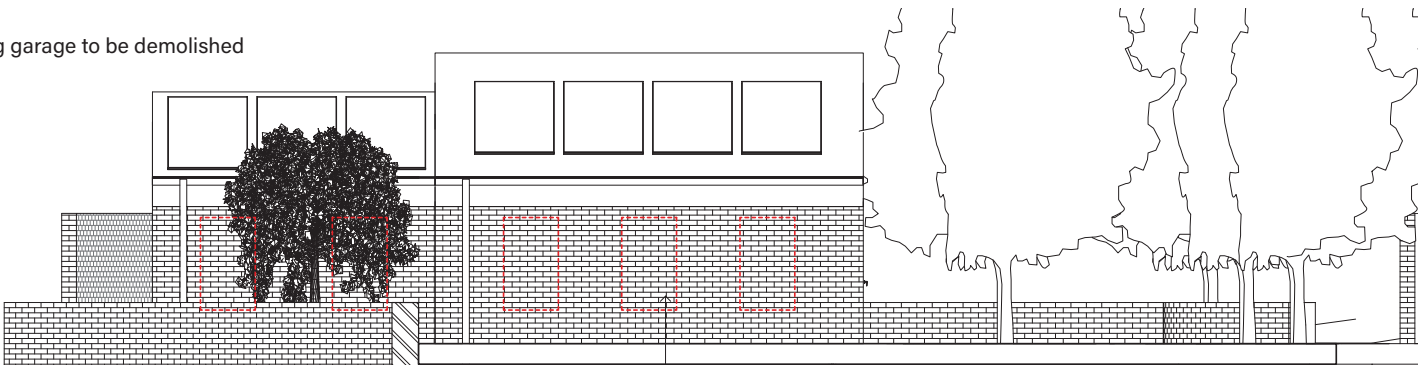
- Demolition of the existing garage.
- Construction of new garage to create a 6m x6m single-skin brick-built double garage.
- Erection of new 4m x 4m workshop to make better use of the existing land to create much needed storage that will be lost after demolishing the delapidated shed in the rear garden.
- Both workshop and garage to have pitched roof to allow new solar panels to be installed and to reduce the scale of the new buildings in context.
- New Kentish Stone Slips to be installed in part on North Elevation (example shown below) to mirror the appearance of brick/stone walls in the immediate area.
- Delapidated shed to the rear of the property will be demolished and the garden re-instated.



2 West Elevation (Garage Proposed)

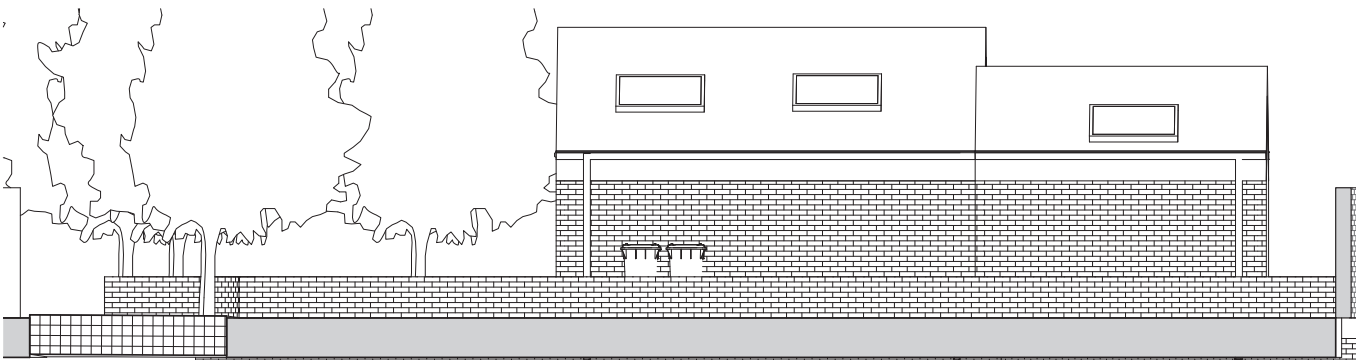


3 East Elevation (Garage Proposed)



SECTIONS OF WALL TO BE PANELS OF KENTISH STONE SLIPS

4 South Elevation (Garage Proposed)



5 North Elevation (Garage Proposed)

# The proposed amended scheme

The garage proposal is summarised below:

- Retention of the existing garage to reduce construction costs and to re-use/recycle as far as possible.
- Existing crittal window retained in garage wall facing the street.
- The footprint of the amended layout is identical to the previously consented scheme.
- Both workshop and garage to have pitched roof to allow new solar panels to be installed and to reduce the scale of the new buildings in context.
- Landscaping added in front of new garage and workshop - planting plan included.

