

DESIGN STATEMENT
HOUSEHOLDER PLANNING APPLICATION
PROPOSED SINGLE STOREY REAR EXTENSION

1 Phillip Road
Cheriton
Folkestone
Kent
CT19 4PY

CLIENT: MR ANDY PRESCOTT
JOB NO. 22.07
DATE: 25TH MARCH 2024

1. The Application Site

- 1.1 The site lies along Phillip Road within Cheriton, the image below shows that the properties along the street are all the same, they all have the small projection to the rear that the previous application was refused on as it was said that it forms a side elevation to the rear of the properties. After discussions with the planning officer this application is being made as a full householder application. It was also suggested that it should be demonstrated that the proposed extension will not adversely affect the neighbouring property any more so than it is already affected by the existing extension to the property.



Satellite Image from Google showing Phillip Road

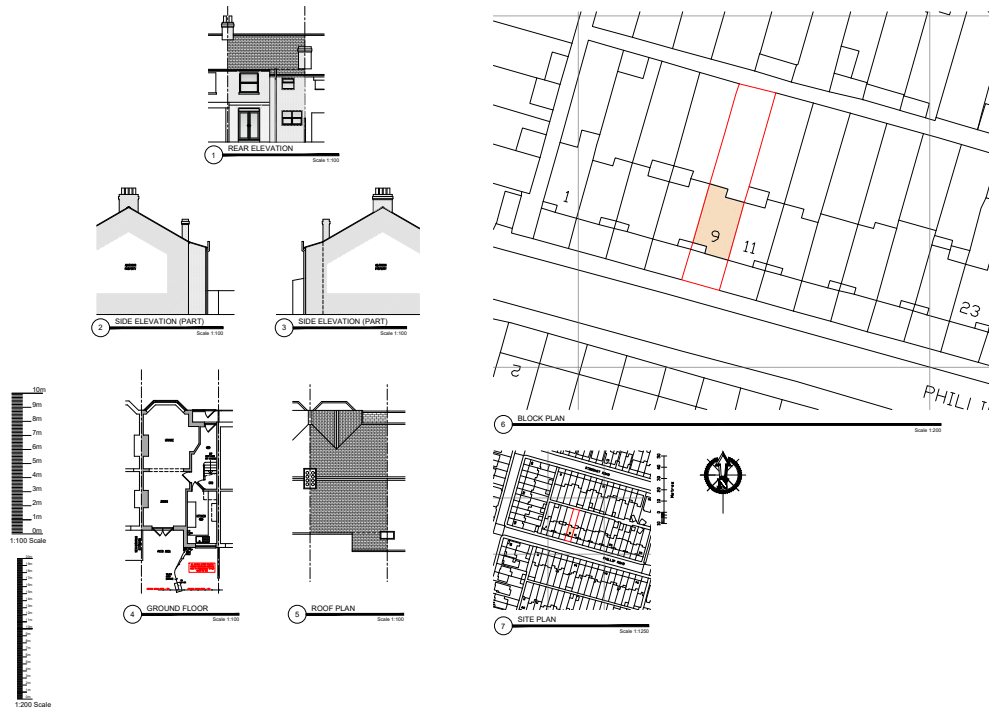
2. Planning History

- 2.1 The most recent planning application was a 23/0900/FH/GPD 'Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey rear extension.

3. Proposals

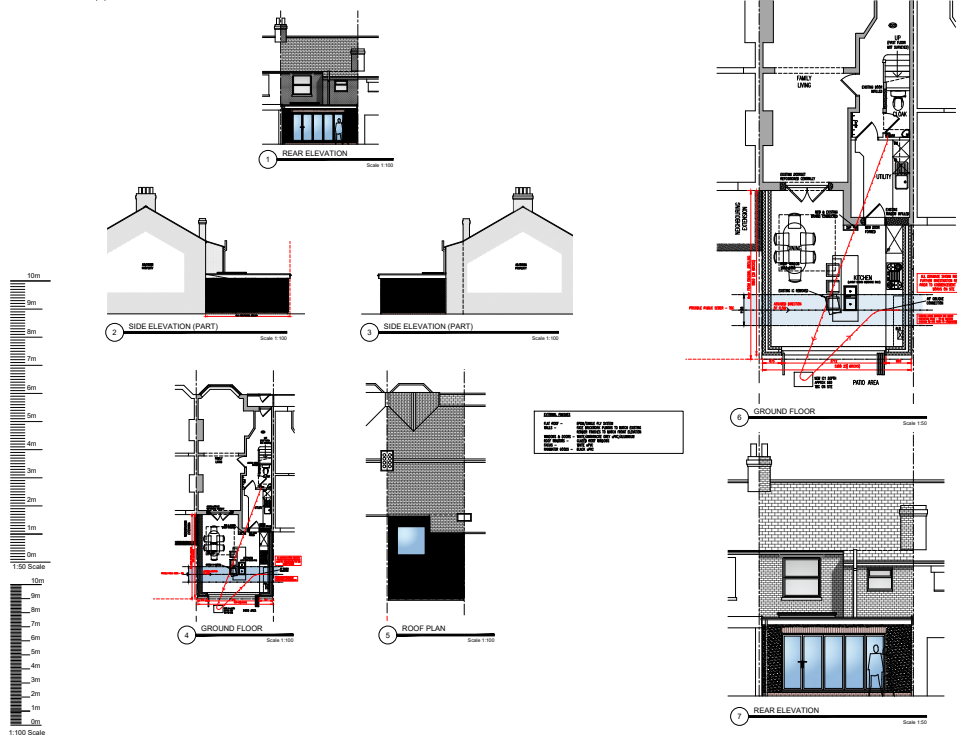
- 3.1 The proposed scheme is for the erection of a single storey rear extension onto a terrace property with matching properties along the street.
- 3.2 The below two examples are still shown as both examples do in fact contravene the 45-degree rule from neighboring properties, but as this document will demonstrate that has no affect on the quality of daylight that the adjoining properties have.
- 3.3 9 Phillip Road Folkestone Kent CT19 4PY, Application 21/1544/FH/GPD Extension notification, decision notice sent date 17th August 2021, Prior approval not required.

EXISTING PLANS & ELEVATIONS
Scale(s) as shown @ A1



Existing Drawing for 9 Phillip Road obtained from Folkestone and Hythe planning portal website.

PROPOSED PLANS & ELEVATIONS
Scale(s) as shown @ A1



Proposed Drawing for 9 Phillip Road obtained from Folkestone and Hythe planning portal website.

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 17 August 2021



Email: planning@folkestone-hythe.gov.uk



**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

Application Number: 21/1544/FH/GPD

Proposal: Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the proposed single-storey flat roof rear extension

Site Location: 9 Phillip Road, Folkestone, CT19 4PY

DECISION: PRIOR APPROVAL NOT REQUIRED in accordance with the planning application and plans.

Informatives and notes

- 1 The proposed single storey rear extension as detailed on the submitted drawings – 04938_MH02 Rev A and 04938_MH03 received 20th July 2021 - constitutes permitted development pursuant to Schedule 2, Part 1, Class A(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

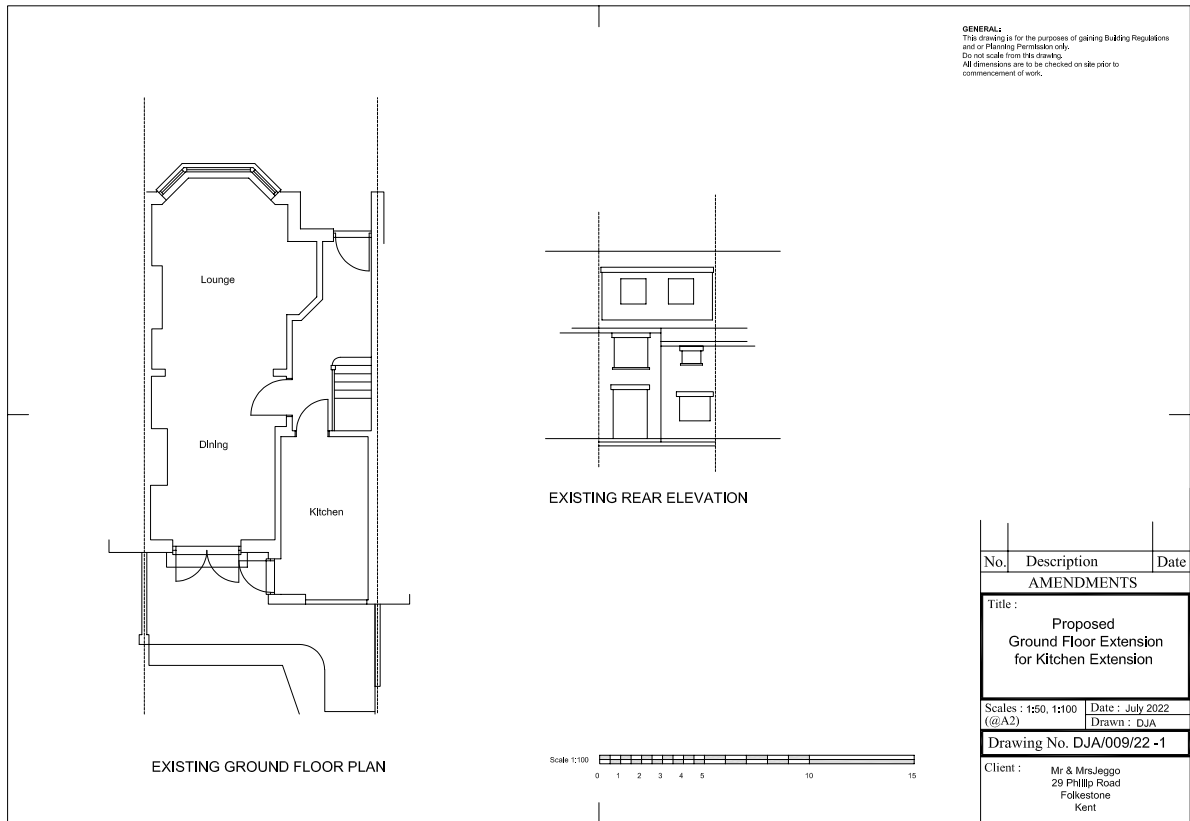
In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

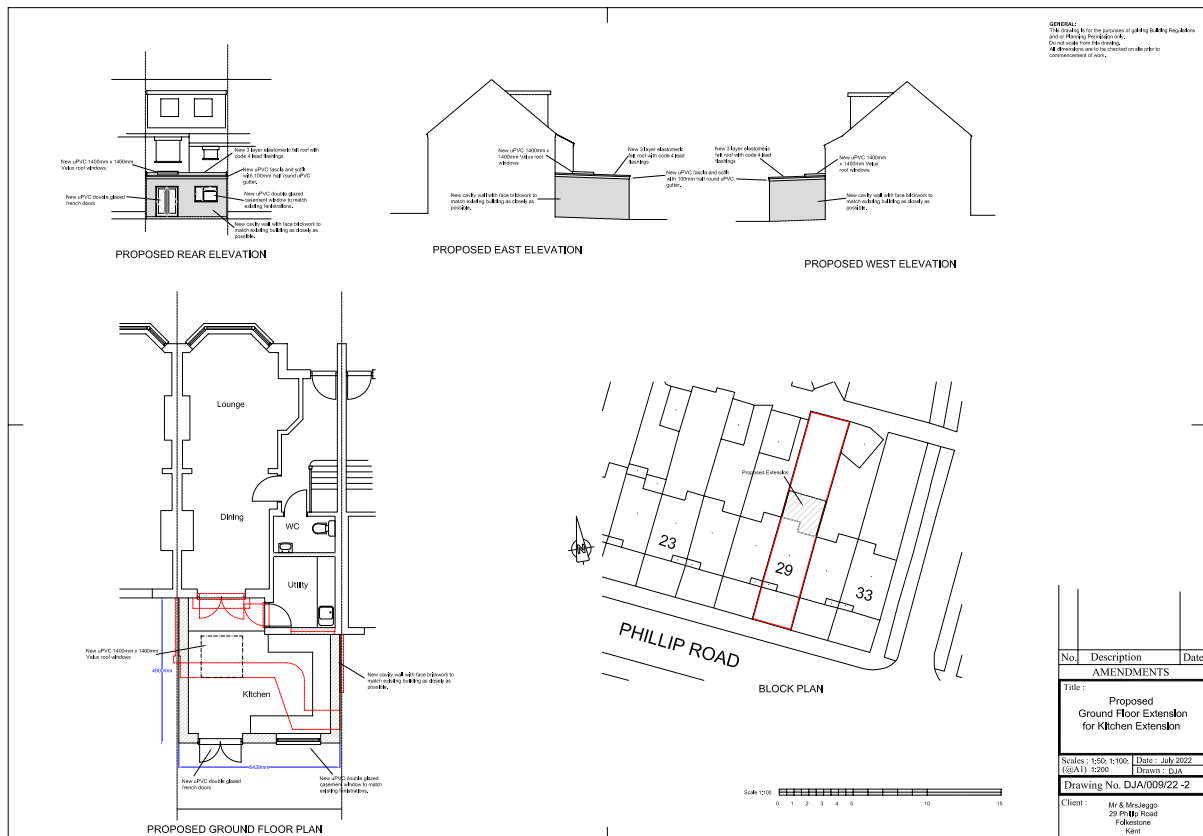
Folkestone & Hythe District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY
Telephone: 01303 853538 · E-mail: planning@folkestone-hythe.gov.uk · www.folkestone-hythe.gov.uk



Approval Notice for 9 Phillip Road obtained from Folkestone and Hythe planning portal website.



Existing Drawing for 29 Phillip Road obtained from Folkestone and Hythe planning portal website.



Proposed Drawing for 29 Phillip Road obtained from Folkestone and Hythe planning portal website.

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 26 August 2022



Email: planning@folkestone-hythe.gov.uk



**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Application Number: 22/1318/FH/GPD

Proposal: Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey rear extension with flat roof.

Site Location: 29 Phillip Road, Folkestone, CT19 4PY

DECISION: PRIOR APPROVAL NOT REQUIRED in accordance with the planning application and plans.

Informatives and notes

- 1 The proposed single storey rear extension as detailed on submitted drawings - DJA/009/22-2 – Proposed Plans Elevations & Block Plan, and Location Plan both received 02/08/2022, constitutes permitted development pursuant to Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

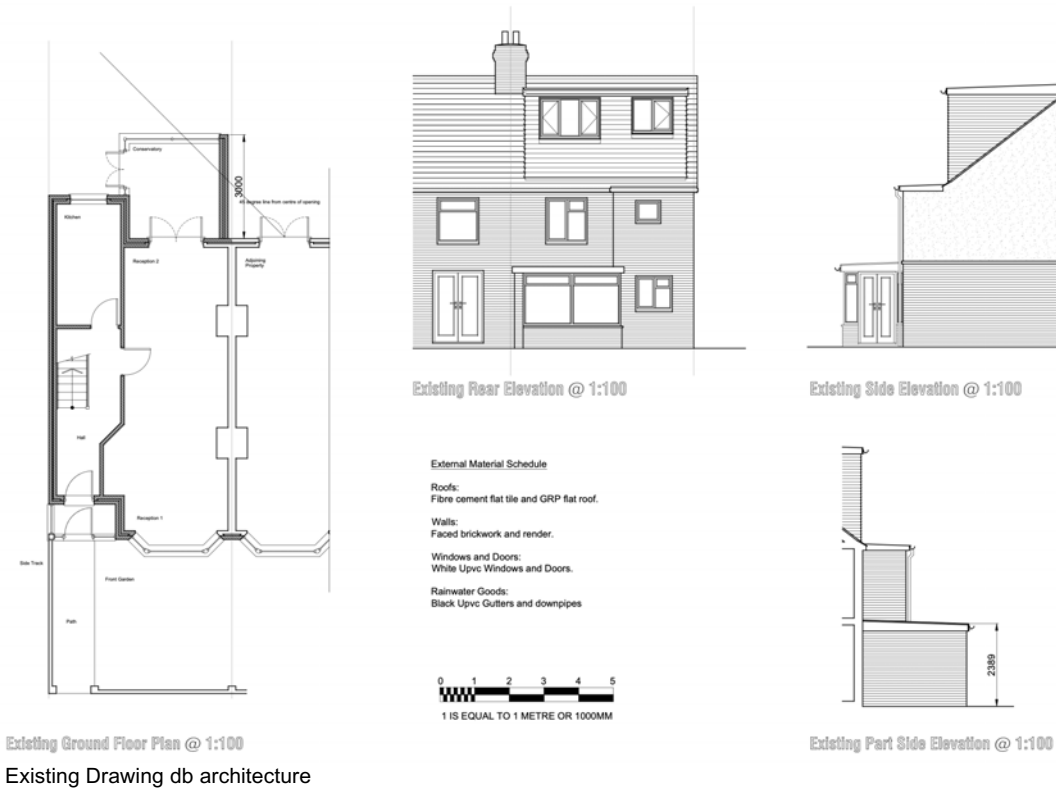
This decision relates ONLY to the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

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4. Existing Drawing and Proposed Scheme

- 4.1 The below drawings show the property with the existing extension and the proposed extension both with the 45-degree line indicated, this shows that the proposal and the additional length would not be any more detrimental than the existing situation. The heights of the existing extension are almost identical to the proposed extension



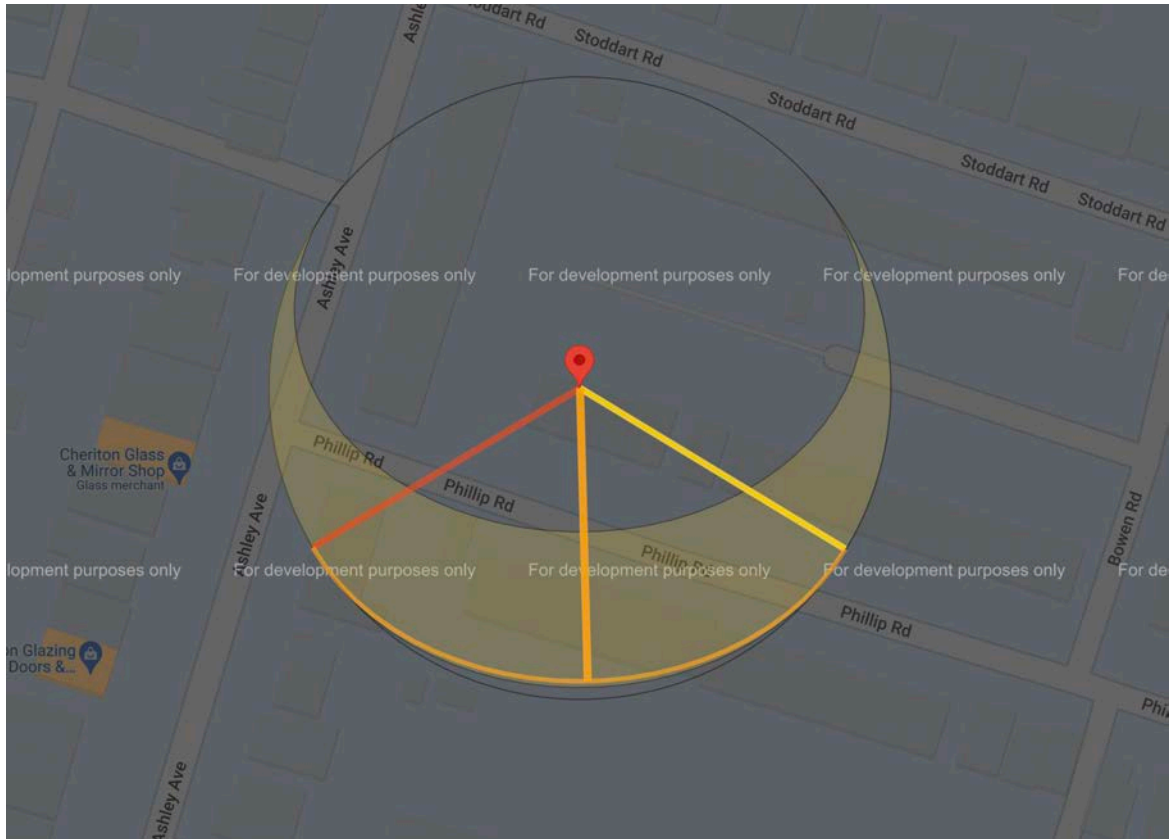
Existing Drawing db architecture



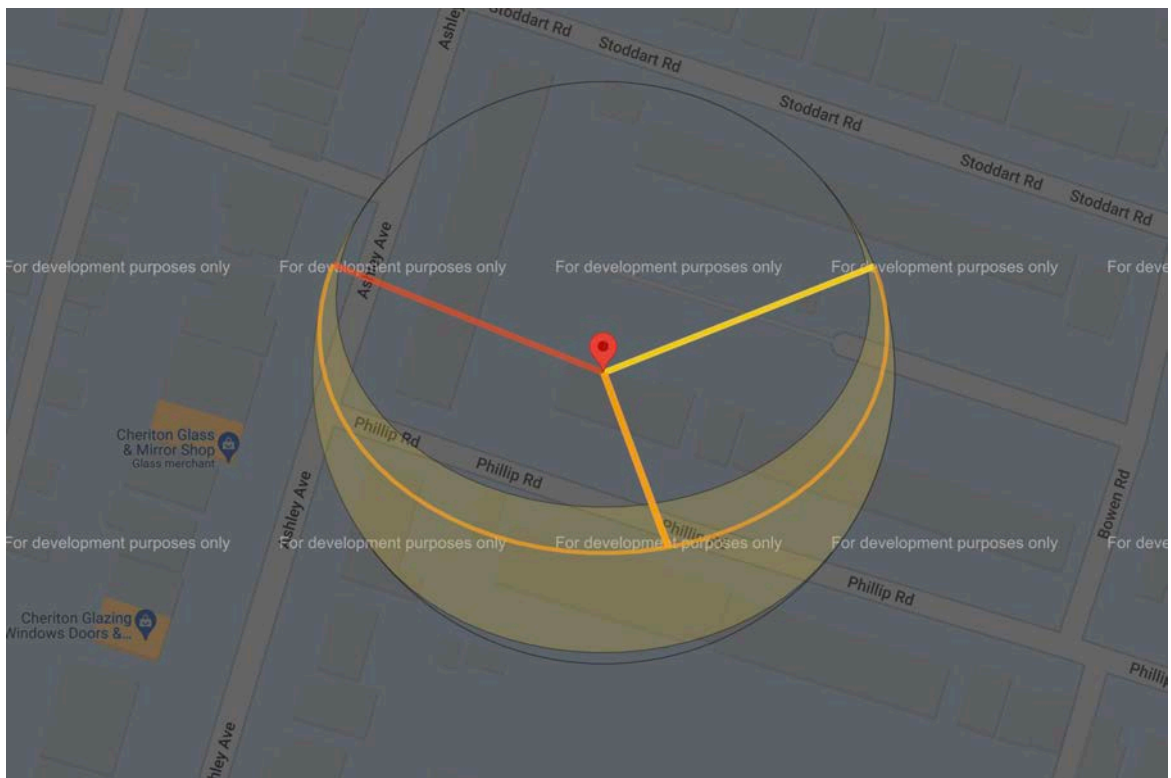
Proposed Drawing db architecture

5. Sun path

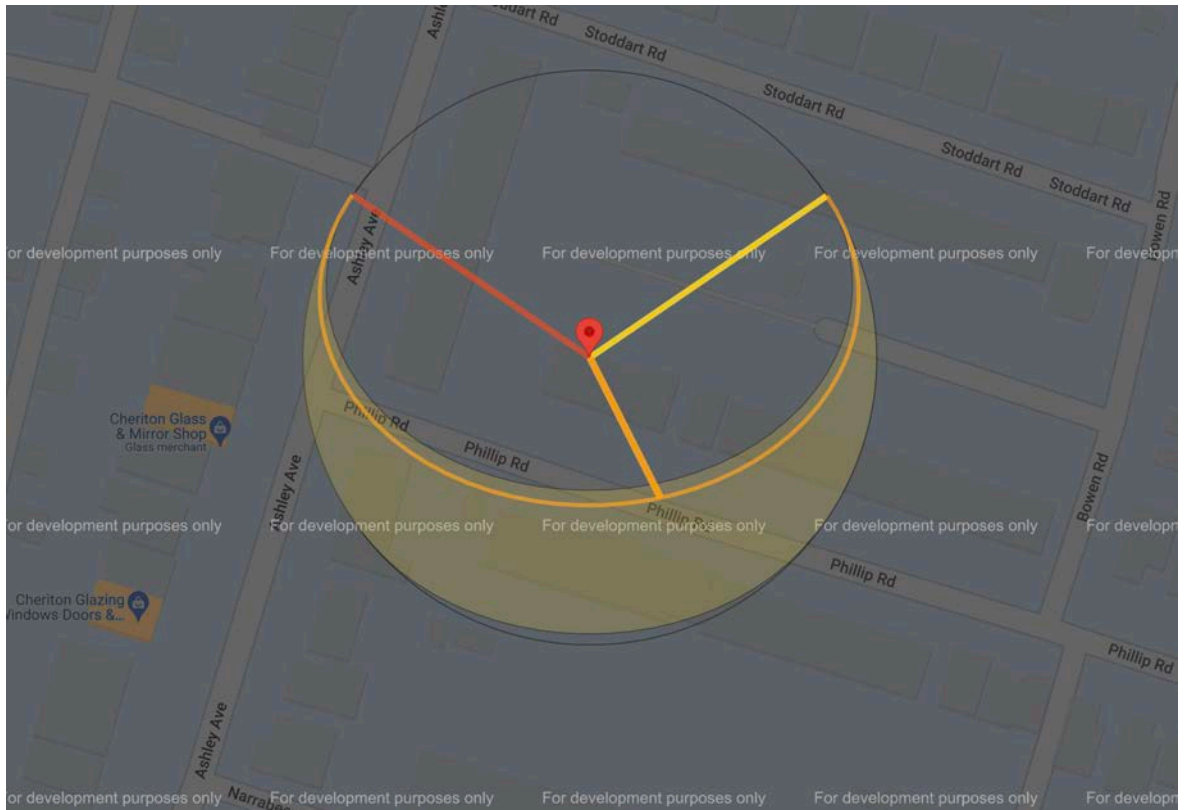
5.1 The below images show that the proposal will have no affect on sun light to the adjoining property.



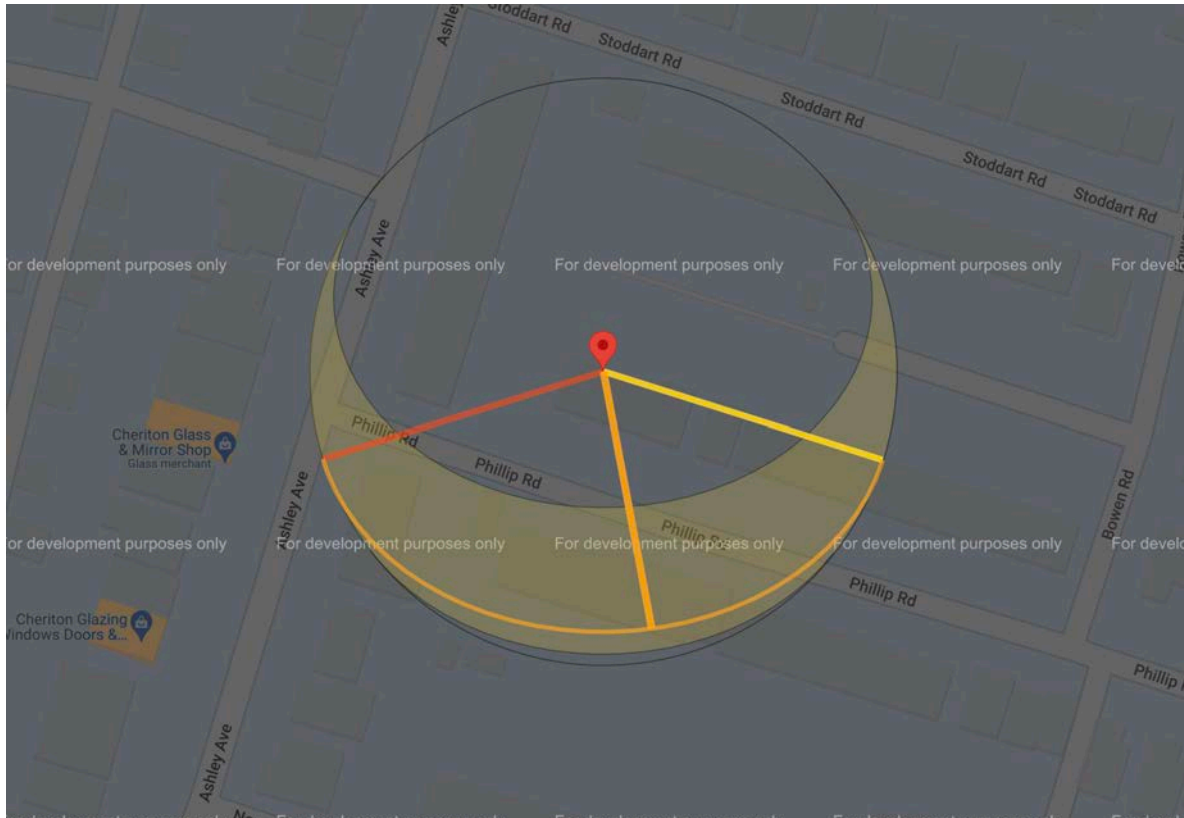
Sun path January



Sun path April



Sun path July



Sun path October

6. Conclusion

- 6.1 This document demonstrates that the application submitted will not adversely affect the adjoining property any more so than the existing extension and would suggest that it be considered for approval. We would happily consider any further comments the planning department may suggest to assist in gaining an approval for the submitted application.

Darren Beeching

Darren Beeching BA (Hons) Dip Arch
db architecture
architectural design