

Planning Statement

8, Pear Tree Lane. Dymchurch. TN29 0LU

This application is a re-submission of the recently REFUSED 23/1971/FH, which was refused on the grounds of "by virtue of its design, bulk, scale and flat roof ... would be overly dominant....significantly harms the character and appearance of the main dwelling and the visual amenity of the wider street scene".

The Refusal Notice states that "in determining the application ...this includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions". (Sadly, this part of the NPPF and FHDC charter appears to have been ignored).

In order to seek resolution, the proposal has been amended to what is assumed to be appropriate, based solely upon the Officer's Reason for Refusal.

The appearance of the front elevation now duplicates the forward projection of the main house with a 45 degree pitch roof.

The fenestration now mirrors that of the main house providing a continuity to the whole site. This, along with matching materials will overcome the previous incongruity.

It should also be noted that the proposal is set back some 19 metres from the private road or any public view, further limiting any harm to the street scene.