

97 Dymchurch Road

Hythe

CT21 6JN

Conversion and extension of existing residential and
commercial units into three self-contained residential units

Planning Statement

March 2024

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1.0 The Application Site & Surroundings

1.1 The site is a two storey building within the built urban confines of Hythe, on the corner of Dymchurch Road and Frampton Road.

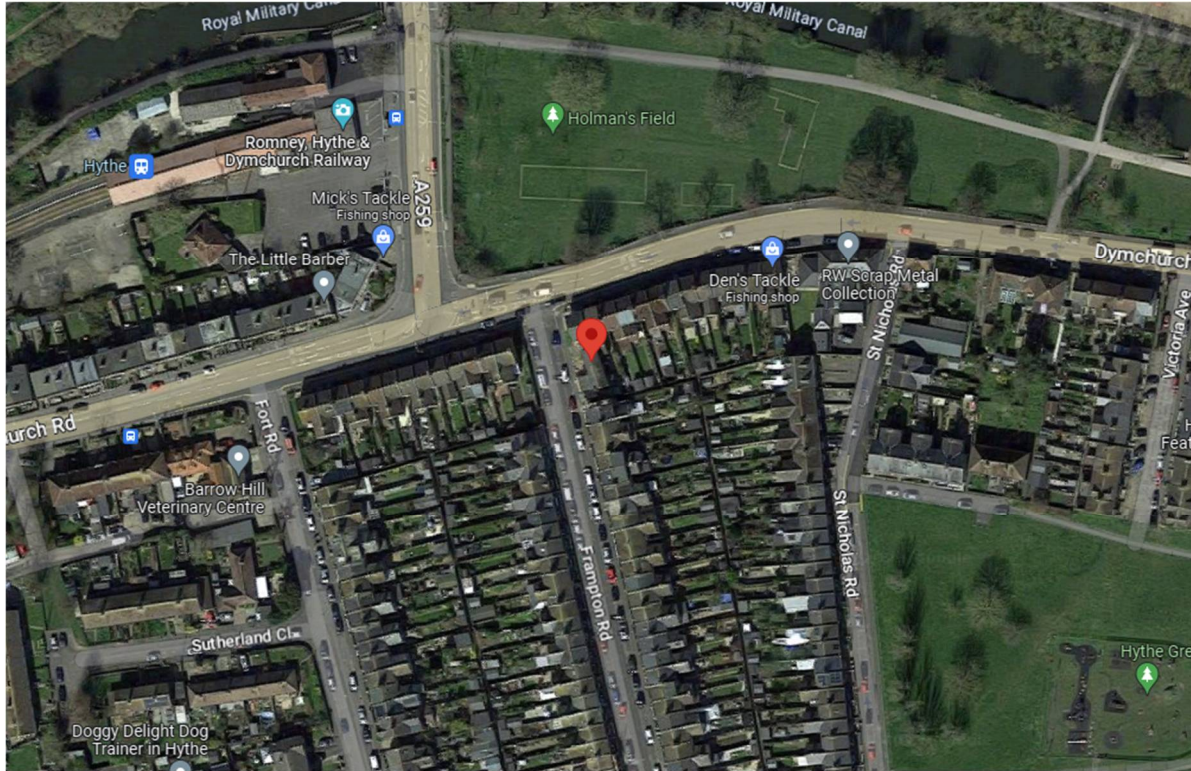


Fig 1 - Aerial photo of the site (Google)

1.2 The site comprises an end of terrace corner property, consisting of a commercial shop unit at ground floor level and a first floor one bedroom flat above accessed from Frampton Road. Attached to the rear of the commercial unit is a range of buildings, extending along Frampton Road, which contain a further first floor bedsit and two redundant stores/ workshop at ground floor level.

1.3 The site is within the Kent Landscape Character Area and the Kent Landscape Assessment Areas (The Romney Coast). The site is also within an Archaeological Notification Area and within flood zones 2 & 3.



Fig 3 - Photo of the property from Dymchurch Road/ Frampton Road Junction



Fig 4 - Photo of the property from Frampton Road

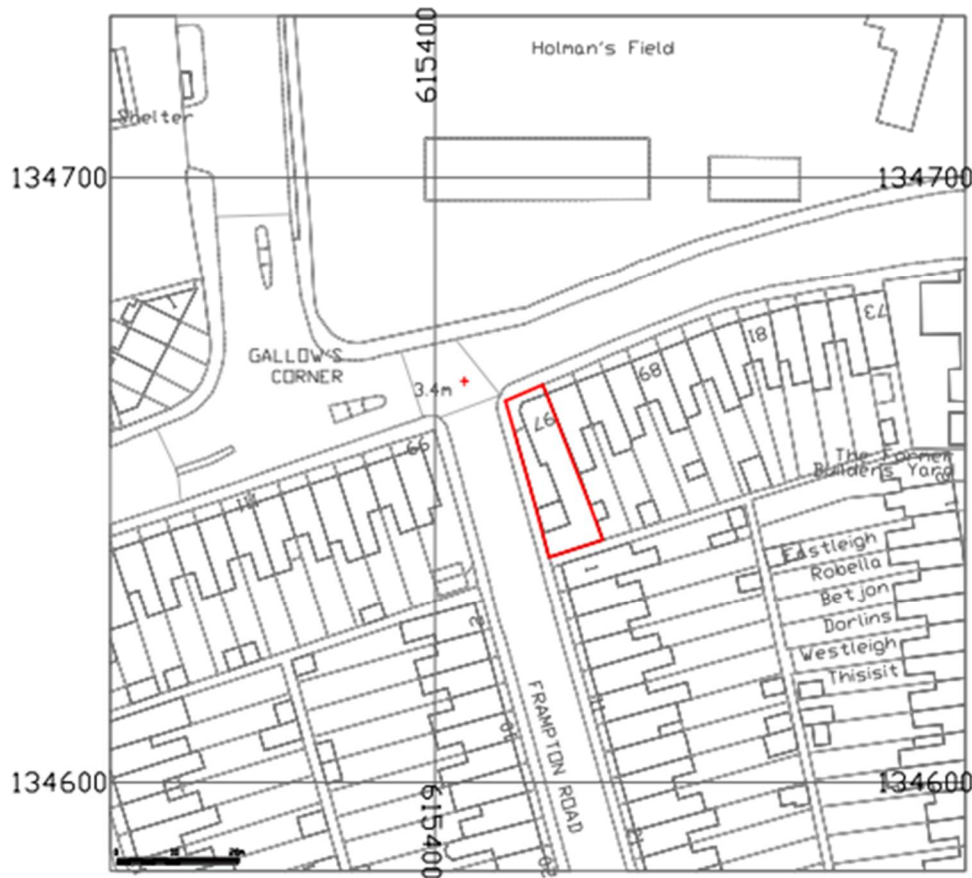


Fig 5 - Site location plan for the site

2.0 Relevant Planning History

2.1 No history recorded on the Council's website.

3.0 Proposed Development

3.1 Our client wishes to convert the corner shop and the first floor directly above to a two bedroom residential unit. This would require reconfiguration of the layout, removal of the shop signage, display windows and the insertion of new windows.

3.2 The proposal includes demolishing a single storey flat roof outbuilding and erecting a single storey extension fronting Frampton Road and raising the pitched roof over the single storey workshop. The aim is to reconfigure the existing first floor residential units and the workshops to provide two further two bedroom self-contained units. Overall, this represents an increase of one residential units.

3.3 Externally, the front façade of the corner shop building at ground floor level would remain as existing except with alterations to fenestration and the removal of the shop signage and fascia.

3.4 The side façade will be improved, by means of a single storey side extension with bay windows and sash style windows, to reflect the residential character and adjacent properties in Frampton Road. A slate roof covering is proposed to match the existing building and face brickwork is specified to compliment the host building and those in the local area.

4.0 Policy Framework

4.1 The adopted Development Plan for Folkestone & Hythe District comprises the Shepway Core Strategy Local Plan (2013) and the Places and Policies Local Plan (2020).

We believe that the following policies from the Core Strategy apply to the proposals -

- Policy DSD 'Delivering Sustainable Development'
- Policy SS1 'District Spatial Strategy'
- Policy SS3 'Place-Shaping and Sustainable Settlements Strategy'
- Policy CSD1 'Balanced Neighbourhoods for Shepway'
- Policy CSD2 'District Residential Needs'
- Policy CSD7 'Hythe Strategy'

We believe that the following policies from the Places and Policies Local Plan also apply to the proposals -

- Policy HB1 'Quality Places Through Design'
- Policy HB2 'Cohesive Design'
- Policy HB3 'Internal and External Space Standards'
- Policy HB8 'Alterations and Extensions to Buildings'
- Policy T2 'Parking Standards'
- Policy T5 'Cycle Parking Standards'
- Policy HE1 'Heritage Assets'

5.0 Assessment

5.1 The property comprises mixed retail/commercial (ground floor) and residential use (first floor) its associated accesses and curtilage. The ground floor shop unit has been occupied, over the years, by a variety of retail uses including the most recent fish and chip shop. The unit has been vacant for over 12 months. The single storey addition to the rear of the range has been used as a timber furniture workshop for in excess of 15 years and again this is now a redundant unit.

5.2 The application site comprises of existing commercial units within the built urban confines of Hythe. The principle of the redevelopment of the site is therefore one that we hope that the Council is able to accept since it does not appear that the existing retail use is protected in this instance.

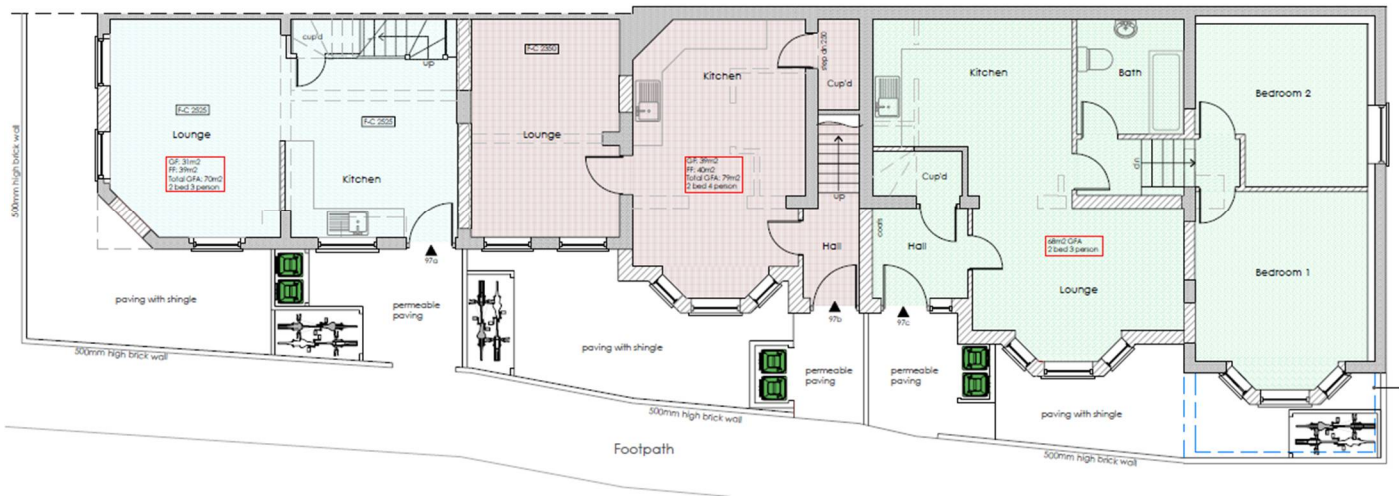


Fig 6 - Proposed internal ground floor layout

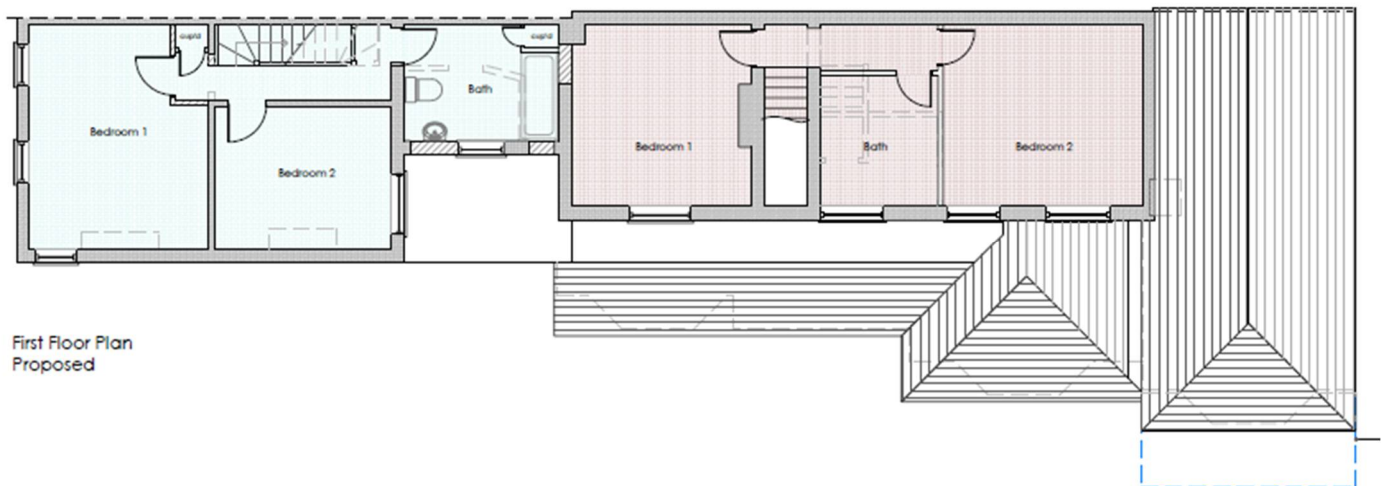


Fig 7 - Proposed internal first floor layout



Fig 8 Proposed front and side elevations

5.3 Externally, the appearance of the property would remain as it has been for the past few decades with the exception of a single storey extension, bay windows and changes to the fenestration. It would respect the rhythm of development within the locality and would retain the building line along the street. The design of the development would respect the prevailing character and appearance of the area.

5.4 The development would not harm the character and appearance of the area and will therefore be preserved.

5.5 The situation of the site is such that the development will ensure that the amenities of the existing and future occupiers of the proposed development and nearby dwellings will be wholly preserved.

5.6 The proposed development will therefore safeguard residential amenity.

5.7 The proposed development would result in no significant change to highway safety or on the demand on parking provision. An accompanying Parking Stress Survey, carried out in February 2024, examined the roads within 200m walking distance of the site and concluded that there is capacity for further parking within the area.

5.8 The Environment Agencies Flood Mapping Service indicates that the property is within Flood Zones 2 & 3 and therefore Herrington Consultancy were engaged to complete a Flood Risk Assessment (February 2024) which accompanies this application. The findings concluded that by raising the ground floor level by 300mm (insulation and screed) and by providing sleeping accommodation at first floor level or at a raised level of 1.1m then the occupants of the building will be safe and the development will not increase the risk of flooding elsewhere. It also passes Part B of the Exception Test and therefore meet the requirements of the NPPF.

5.9 The proposed units meet the requirements of the Nationally Prescribed Space Standards with two units achieving the minimum floor space for a 2 bed/ 3 person dwelling and a 2 bed/ 4 person unit. All units have adequate in built storage space, minimum ceiling heights and bedroom sizes.

Impact on the character and appearance of the area

5.10 The property is sited on the corner of Dymchurch Road and Frampton Road, a residential street, and is visible within the street scene.

5.11 In terms of visual amenity, the extension is considered to be complementary in terms of built form and scale to the host building. The extension would tie into the main building.

5.12 The proposed materials for the development will match and complement those on the existing building and those adjoining. Overall, in terms of design and impact on the street scene, the proposal is acceptable.

5.13 The development will therefore comply with the NPPF and the relevant policies of the development plan.

Impact on residential amenity

5.14 The neighbouring property that will potentially be impacted upon by the proposed extension is 1 Frampton Road located to the South of the site and separated by a 1.8m pathway. The relationship with all other neighbouring properties will be such that no detrimental loss of amenity will occur.

5.15 The proposed extension would be situated at ground floor level and so would have limited impact on the amenities enjoyed by the occupier of the adjacent dwellings. The roof of the existing workshop roof will be replaced and the ridge line raised by 930mm. The existing gable end will be removed and replaced with a hipped roof to soften the appearance. The sun tracks from east to west and therefore the proposed development will not affect the daylight and sunlight afforded to the properties in Frampton Road.

5.16 The proposed development would not result in any detrimental overlooking or loss of privacy for the occupiers of the adjoining houses. No detrimental loss of light will occur since the neighbouring properties would continue to enjoy uninterrupted sunlight and general daylight. Finally, the development will not impact outlook from the neighbouring properties or cause a visual intrusion.

5.17 Although the site is bounded by buildings the units will be provided with small private amenity areas to the front. The future occupiers will also have the benefit of being able to enjoy the nearby facilities of open public recreational space with Holman's Field and the Royal Military Canal located directly opposite the application site and the Hythe Green to the rear.

5.18 Overall, the proposals would safeguard residential amenity wholly in accordance with the NPPF and the relevant policies of the development plan.

6.0 Conclusion

6.1 The scheme represents an appropriate development within the built urban confines.

6.2 The proposals also represent subservient alterations and an extension to a building in an established residential area.

6.3 The development is of a high quality design, conserving and preserving the prevailing character and appearance of the area.

6.4 The development would ensure that existing and future residents of neighbouring property will be safeguarded, at the same time as preserving the amenities of the existing and future occupiers of the application site.

6.5 The development would not increase the risk of flooding to other sites or result in harm to the future occupants.

6.6 There is adequate on road parking capacity for the demands of the additional two units.

6.7 The Local Planning Authority is therefore respectfully requested to grant planning permission for the proposed development at their earliest opportunity.