

Stacey, Jane

From: Stuart Bonnage <[REDACTED]>
Sent: 20 March 2024 17:07
To: Planning
Subject: 24/0215/FH Objection to proposed extension to 10 Bodenham Road, Folkestone CT20 2NU
Attachments: Ground and First Floor plans Proposed - Building line markup.pdf; Site location and proposed block plan marked up with building line.pdf

Dear sirs,

We wish to object to the current proposals for the extension to number 10 Bodenham Road. Our concern is that the proposed first floor side extension will be built approximately 2.3m in front of the established building line along Bodenham Road.

Please refer to the attached marked up Site Location Plan, Proposed Block Plan and Proposed First Floor Plan, which have been marked up to indicate the established building line.

As can be seen from the attached photograph, there is a strong established building line on both sides of Bodenham Road, with none of the existing properties having first floor elements that project beyond this building line; albeit there are often single storey elements that project forward contributing to the character of the street.

We are concerned that the proposed first floor extension will be detrimental to the character of the street scene along the eastern side of Bodenham Road, diminishing the sense of openness as you look along Bodenham Road.

Whilst from the drawings it appears that there are built elements that project beyond the established building line. These are all single storey, and therefore do not have a negative impact on the street scene.

We have noted that an existing and proposed street scene has not been submitted alongside the planning application. We would suggest that these additional drawings are requested so the impact on the street scene can be assessed, in particular the potential "terracing" effect of the first floor side extension.

The proposed extension will obscure the view North down Bodenham Road towards the downs from our daughter's bedroom (first floor windows on north elevation) diminishing the feeling of openness that we currently enjoy. One of the reasons why we originally purchased our house.

We are concerned that the proposed garage is to be constructed 430mm from our shared boundary wall. We are concerned that the foundations of the proposed garage will undermine the foundations of the garden wall. The resultant gap is also insufficient for maintaining the garden wall, or exterior walls of the proposed garage.

We request that the above points are considered, assessed and if required amendments to the proposals sought prior to determination.

Kind regards

Stuart Bonnage and Cheryl Warwick
[REDACTED]





Sent from my iPad