

Householder Planning Application

Design and Access statement
538_DAS_01

May 2025



This Design Appraisal has been prepared on behalf of our client and outlines the proposal for the project at the following address:

5 Lookers Lane, Hythe CT21 5HW

This report should be read in conjunction with the planning drawings, which we have summarised in the drawing issue sheet opposite.

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

- Survey information supplied by the client
- Ordnance Survey drawings
- Folkestone & Hythe planning website

Project Description:

Erection of a single-storey rear extension with a double gable roof form and the addition of rooflights. Internal alterations and partial demolition of existing structures, installation of glazed door systems to the rear elevation, and enlargement of the existing side storage area with the replacement of all existing windows.

Notes

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



Profile Architects are a creative studio of RIBA chartered Architects based in the Glassworks in Folkestone. We design buildings, places and spaces and have a broad range of experience delivering residential, commercial, educational and cultural projects of all scales.

We manage all stages of project design including feasibility, concept design, planning permission and lawful certificates, detailed design and building regulations submissions. We specialise in obtaining permissions on sensitive sites including conservation areas, areas of outstanding natural beauty, listed buildings and floodplains.

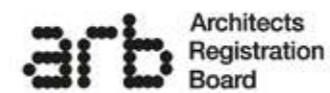
Our clients include Homeowners, Private Investors and Developers, Educational and Cultural Institutions, Housing Associations and Commercial businesses and manufacturers.

From the outset we use 3D computer software on every project to enable our clients and collaborators to visualise and explore their projects in detail. We continuously seek to use the most advanced technology to enhance our design processes.

We place sustainability, lifecycle, wellbeing, value, efficiency and imagination at the heart of every project.

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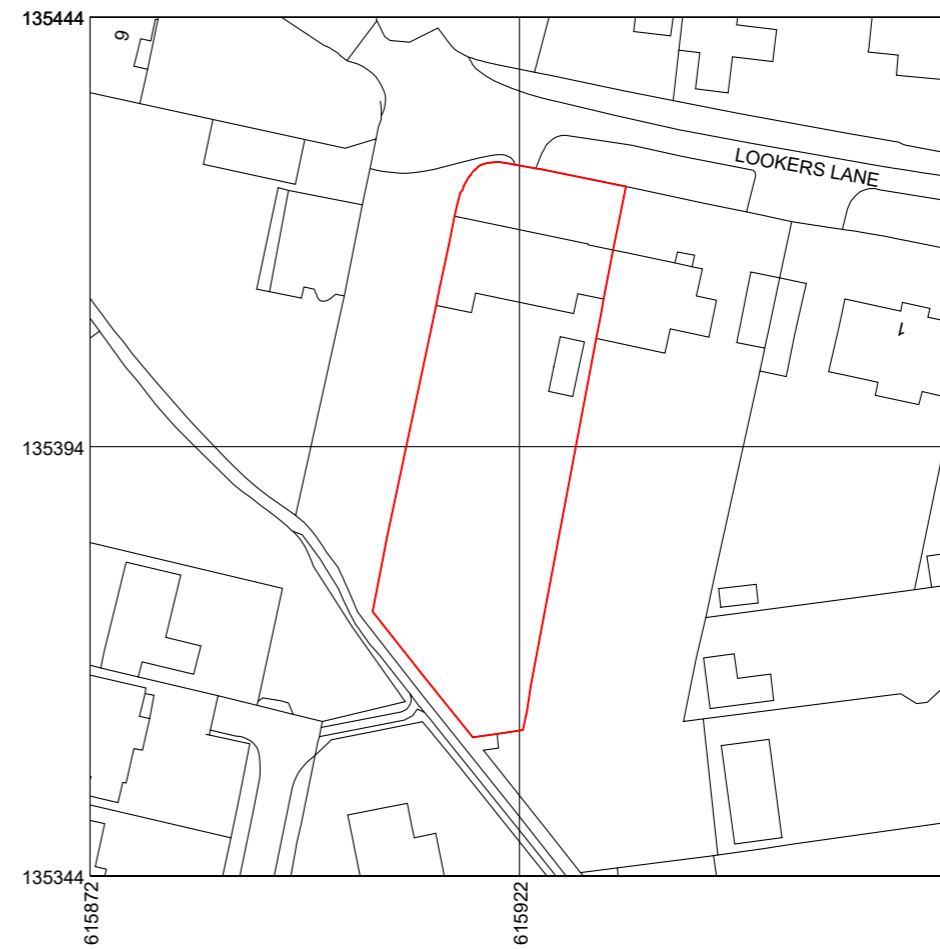
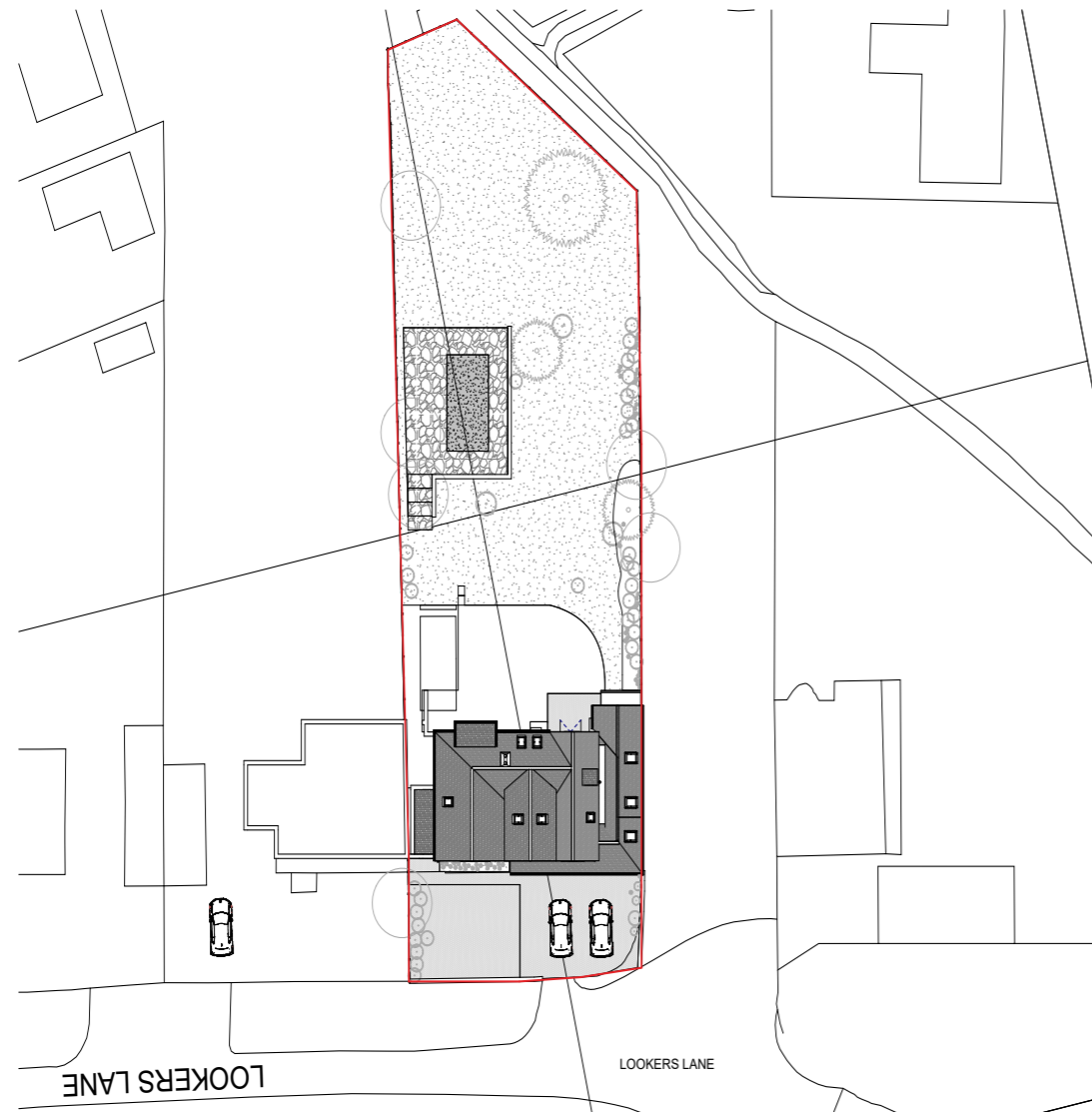
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Site Location

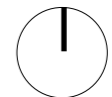
The site is located in the coastal town of Hythe, within the county of Kent, South East England. Positioned in a predominantly residential area, the property lies approximately 0.5 miles southeast of Hythe town centre and is easily accessible via the nearby A259 (Dymchurch Road), which connects the area to Folkestone to the east and Romney Marsh to the west.

Lookers Lane is a quiet, narrow road with a mix of detached and semi-detached residential dwellings, and the property at No. 5 is situated on the southern side of the lane.



Planning map based on OS maps

— Site boundary



5 Lookers Lane, Hythe CT21 5HW

The Existing Building - Exterior

The existing building is a two-storey detached house in Saltwood which is of traditional brick construction, estimated to have been built at the end of the 19th century or beginning of the 20th Century. The building has been extended considerably on more than one occasion since it was built.

The house is set within generous grounds and features a front garden and driveway with a stone wall and timber gate. The rear of the garden features a lawn, a tiled terrace and a series of outbuildings. The side wall includes a timber gate leading to a strip of grass that is a shared space in the street. The design of the house is legible in three sections, each featuring brick gables which align at the front of the property and a fourth which is an extension to the integral garage. The outer gables at the front of the property are rendered and the centre gable features brickwork. The top of the gables include an exposed black-painted timber beam system that is visible from the street. The front entrance includes a pitched roof canopy which spans from the entrance door to across the garage.

The roofs are covered with clay tiles and are double-pitched on the gables, whilst the extended garage forms a gable at the rear and is hipped at the front. The house and the garage include a series of rooflights. The exposed black timber beam creates a datum all the way around the building at first floor level. The house is constructed using orange/red bricks and includes several intricate details such as diagonal brickwork on the middle/front gable and soldier coursing over window openings.

The extended garage features a metal garage door at the front and is subdivided such that the rear section is part of the kitchen. The rear section includes a glazed gable and rooflights and the kitchen ceiling is vaulted. The rear of the property includes a double-height bay window at the rear featuring a flat roof and vertically hung clay tiles. Windows are uPVC with leaded detailing throughout.



Existing Principal Elevation



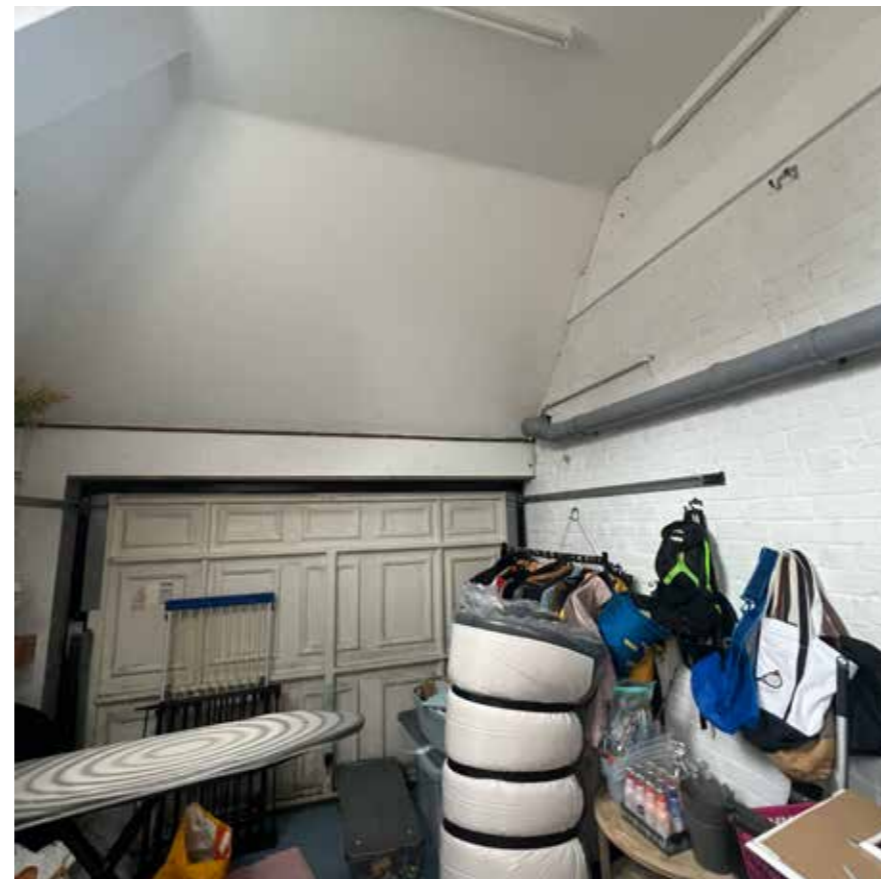
Existing Rear Elevation



The Existing Building - Exterior



The Existing Building - Interior



Existing Drawings - Ground Floor Plan









1 **Front Elevation**
1 : 50



2 **Rear Elevation**
1 : 50

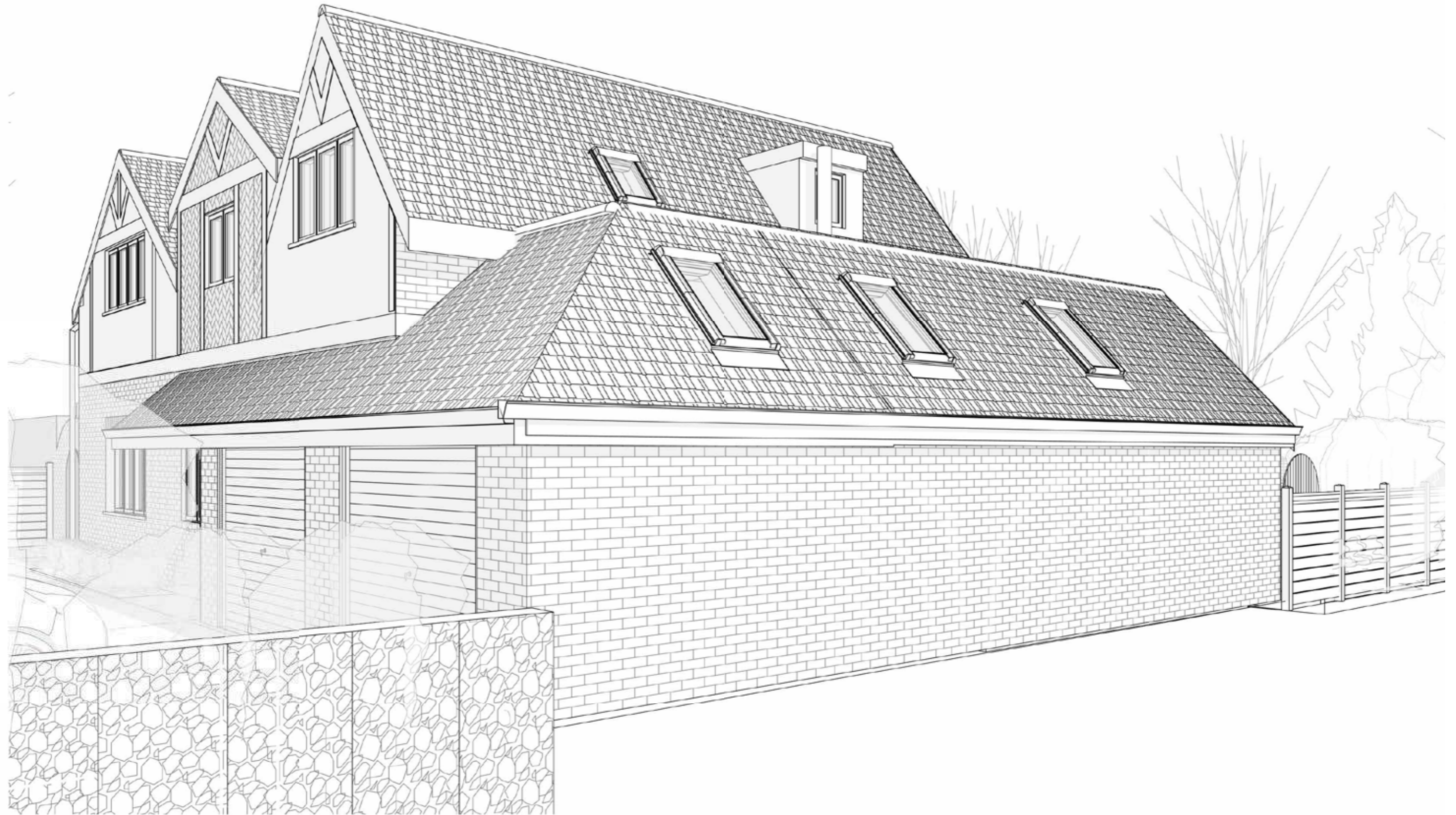


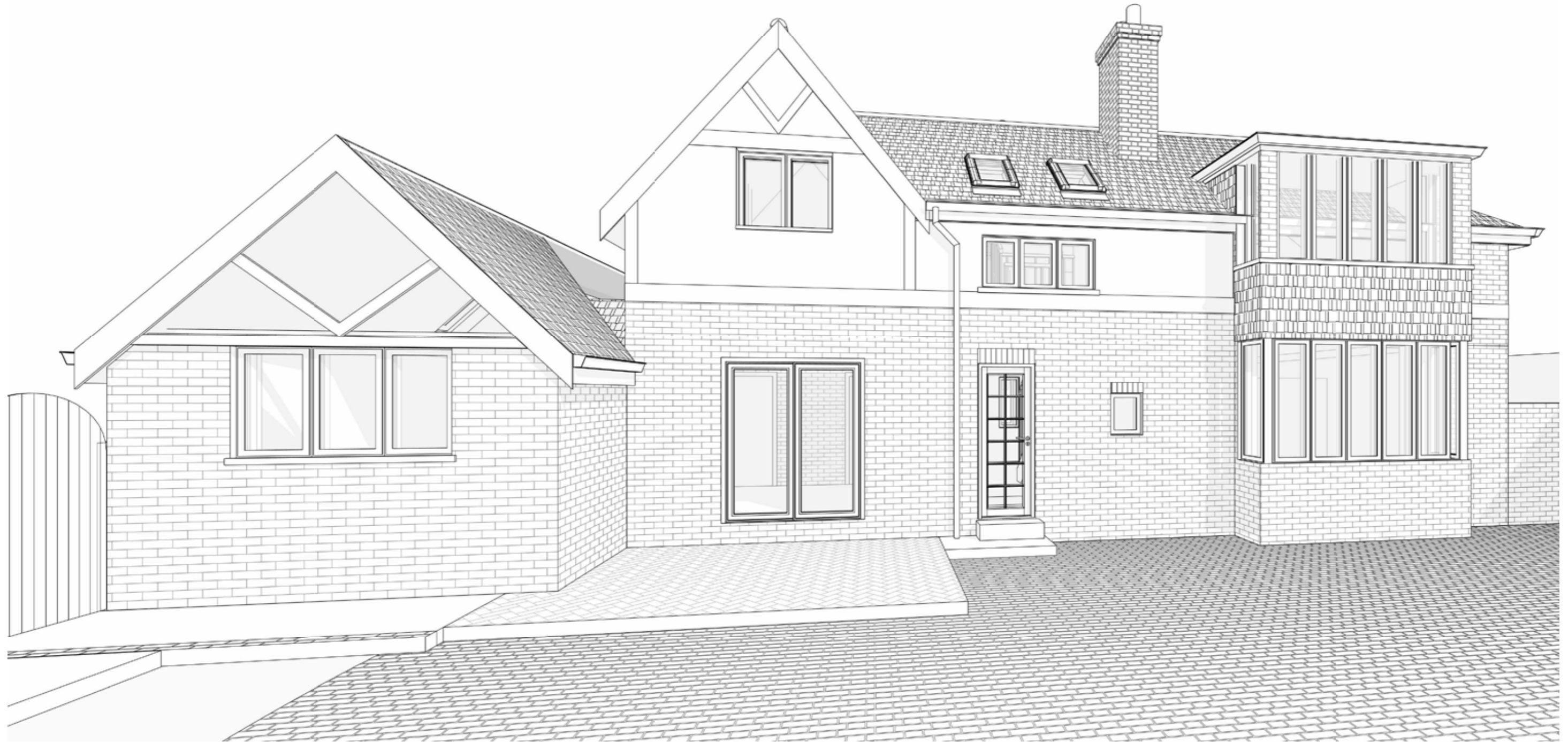
1 Side Elevation 01
1:50



2 Side Elevation 02
1:50











We have reviewed the interactive Policies Map on Folkestone and Hythe Borough Council's website and summarised below the planning considerations that are applicable to the site in this application.

Conservation Area	No
Area of Outstanding Natural Beauty	No
Listed Building	No
Adjacent to a Listed Building	No
Located within the Settlement Area	Yes
Located in a Flood Plain	No
Archaeological Notification Area	No
Article 4 Directive	Yes
Ancient Woodland	No
Nature Reserve	No
Local Wildlife Site	No


The proposal outlined in this application has considered all aspects

Through research from historic england, the dwelling is not listed and there are no adjacent or neighbouring listed buildings within the surrounding area.



— Application site

The site is located in an area which is at low risk of flooding from rivers and sea, surface water and reservoirs.



Flood map for planning

Your reference	Location (easting/northing)	Created
5 Lookers Lane	615919/135394	30 April 2025 09:35

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

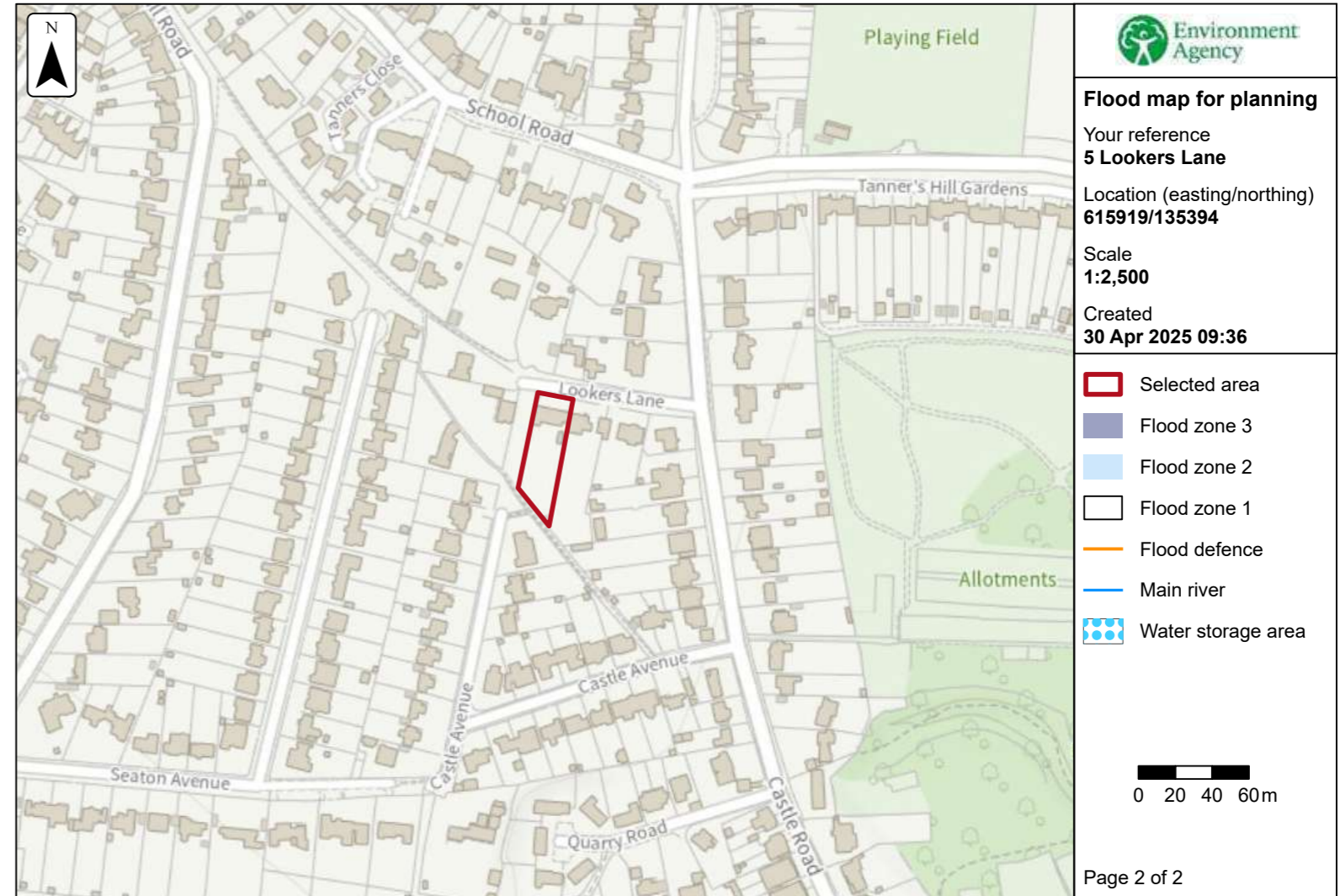
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



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Throughout the design process we have followed and referenced the relevant standards from different parts of the building regulations. These have been crucial in our understanding of fire safety and the minimum requirements needed for the proposal to function properly.

ONLINE VERSION

HM Government

The Building Regulations 2010

Protection from falling, collision and impact K

APPROVED DOCUMENT

- K1 Stairs, ladders and ramps
- K2 Protection from falling
- K3 Vehicle barriers and loading bays
- K4 Protection against impact with glazing
- K5 Additional provisions for glazing in buildings other than dwellings
- K6 Protection against impact from and trapping by doors

2013 edition – for use in England*

ONLINE VERSION

ONLINE VERSION

HM Government

The Building Regulations 2010

Fire safety B

APPROVED DOCUMENT

Volume 1: Dwellings

Requirement B1: Means of warning and escape
 Requirement B2: Internal fire spread (linings)
 Requirement B3: Internal fire spread (structure)
 Requirement B4: External fire spread
 Requirement B5: Access and facilities for the fire service
 Regulations: 6(3), 7(2) and 38

2019 edition incorporating 2020 and 2022 amendments – for use in England

ONLINE VERSION

ONLINE VERSION

HM Government

The Building Regulations 2010

Access to and use of buildings M

APPROVED DOCUMENT

Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings
 M4(2) Category 2: Accessible and adaptable dwellings
 M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments – for use in England*

ONLINE VERSION

Information taken from the Nationally described space standards which illustrates our understanding of the minimum requirements for each room/dwelling.

Technical requirements

10. The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with 2 or more bedspaces has at least 1 double (or twin) bedroom
- c. in order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area



Technical housing standards – nationally described space standard

March 2015
Department for Communities and Local Government

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

Internal Aesthetics - Open Plan Arrangement



Exterior Precedent Examples - Timber cladding



Exterior Precedent Examples - Timber cladding

