

# **Heritage Statement**

**Erection of a Single-Storey Rear Extension  
Following removal of the existing rear extension,  
plus internal alterations to existing flat.  
(Resubmission of Planning Application/Consent No. Y16/1368/SH)**

**At**

**Flat 2  
13 Grimston Avenue  
Folkestone  
Kent  
CT20 2QE**

**On behalf of  
Ms B Young**

**Prepared By  
S. I. Chartered Building Surveyors  
8 Jointon Road  
Folkestone  
Kent CT20 2RG**

**Tel No. 01303-240088  
Email: - [stuart@sicbs.co.uk](mailto:stuart@sicbs.co.uk)**

## **HERITAGE STATEMENT**

This statement must be read fully in conjunction with the submitted application drawing no. 029/16/01.

**Background:** This is a re-submission of the planning application and subsequent planning consent no. Y16/1368/SH for the erection of a single-storey rear extension, following the removal of the existing rear extension. This being approved in March 2017, the works were not implemented within the three years of the date of provision under the previous consent and are now being resubmitted as a new planning application.

### **Development**

**Proposal:** The property is an existing one-bedroomed flat located on the ground floor at the rear of 13 Grimston Avenue, being one of six flats within the large semi-detached three-storey property. The building is located within in the Folkestone Town Conservation Area (Policies BE3 and BE4), hence the need to include a heritage application for the removal of the existing defective single-storey flat roof extension that currently forms part of the flat. This extension has suffered significant movement and is of poor construction, hence this part of the building being beyond economic repair. It is therefore intended to replace it with a new single-storey rear extension. This extension will be an improvement both in design and layout to the current flat roofed extension and not have an impact on neighbouring properties.

The proposed new extension will therefore significantly improve the building and will help restore and improve the dwelling. The improvements will therefore help to protect and enhance the Conservation Area into the long term. The intended extension and removal of existing has been prepared in accordance with policies set in the Shepway Core Strategy 2022, in particular policies SD1, BE1, BE4, BE8 and BE12, as well as Shepway Core Strategy Local Plan policy DSD, along with policies set out in the National Planning Policy Framework and National Planning Policy Guidance.

**Amount:** The site is approximately 0.04 hectares, the current flat has a floor area of 51.5m<sup>2</sup> and the proposed floor area following construction of the new extension will be 56.9 m<sup>2</sup>.

**Layout:** The ground floor flat layout will be altered with the new single-storey rear extension to allow for the kitchen and living room to be located at the rear fronting the garden. This area/room is currently a bedroom. The remaining parts of the property will remain as is, although the former kitchen area will become a study. The moving of the kitchen and living room to the rear, into the new extension, will allow for more light and ventilation and to take full advantage of the westerly aspect, as well as the rear garden area. The former living room will become the main bedroom.

**Scale:** See section 'Amount' previously.

**Landscaping:** The property currently has the main part of the rear garden, which will be maintained and improved with the new extension.

**Appearance:** The new extension will incorporate materials to match the existing property, in particular matching face brickwork and a Marley plain roof tile (brown colour). The windows and doors will be in white U-PVC/powder coated aluminium finish and the roof lights will be a Velux flush finish.

The provision of a new pitched roof to the new extension to replace the existing will significantly improve the appearance of the current single-storey extension, and the design is sympathetic to the existing building and Conservation Area.

**Impact**

**Assessment:**

The property is located within the Town Centre & Leas Conservation Area. The current extension is defective with a flat roof, which would indicate that it is not original to the constructed building, which is not listed. It is beyond economic repair and is to be replaced with a more traditional design of single-storey extension with matching materials and a pitched roof. Fully complying with current local planning policy on design and is located to the rear of the property.

**Conclusion:**

This latest application is the resubmission of the planning application no. Y16/1368/SH, which was approved in 2017. There have not been any significant changes in planning policy since this recent consent and therefore there should not be any reason to not approve the latest submission.

The proposal will therefore fully conform with Local & National Planning Policy and should be supported by the District Council.

**Photographs – 13 Grimston Avenue (Flat 2)**



Current extension and rear elevation.