

Stubbs, Lilian

From: Iris Pearce [REDACTED]
Sent: 11 January 2019 15:20
To: Planning
Subject: FW: Objection to erection of detached dwelling following demolition of existing garage (fronting St John's Road). Resubmission of Y18/0430/SH.
Attachments: objection to Conway.docx

Sent from [Mail](#) for Windows 10

[REDACTED]
Sent: 11 January 2019 15:03
To: planning@hepway.gov.uk
Subject: Objection to erection of detached dwelling following demolition of existing garage (fronting St John's Road). Resubmission of Y18/0430/SH.

Dear Sir/Madam,
Please find attached my letter of objection to the above proposal Y18/0430/SH.

Sent from [Mail](#) for Windows 10

Mrs Iris Pearce



Head of Planning,
Civic Centre,
Castle Hill Avenue,
Folkestone, CT20 2QY.
11th January 2019

Ref : Y18/0430/SH.

Dear Sir/madam

I am writing to object to the erection of detached dwelling following demolition of existing garage (fronting St John's Road). Resubmission of Y18/0430/SH.

I was surprised that it has been resubmitted when it was refused last year to be considered that no amendments could allow the development to go ahead. The new resubmission of the above application has not addressed or changed F & H DC refusal reasons 1 and 2.

I object to the proposed development as it is over-bearing and out of character in terms of its appearance and being on such a small plot of land compared with existing houses in the road.

The new proposed dwelling would be too close and high to neighbours on either side causing them loss of privacy, light and being overlooked. The maintenance of one of the properties (Hunters Moon) would be prevented on the side of the proposed dwelling.

The dwelling would give an overall cramped and overdeveloped visual impact.

I feel that there could be unnecessary intrusion of noise from the occupants, if this dwelling is given permission, as the development is so close to neighbours and only has a very small garden.

Can you please confirm that TPO has been placed on the retained trees? This was requested by Mr David Sephton on the last submission of plans.

I have read the planning statement by Kember Loundon Williams planning & Development consultants and they refer this plot to a Brownfield site. This is not a previously developed site, it is a back garden with a small double garage within a village area and not a Town/city area. This would be the wrong type of house and in the wrong area, which would have a negative impact on the local surrounding area, if given permission to be built.

Quoted from NPPF Page 70 Annex 2: Glossary

“Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. **This excludes:** land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

Yours faithfully

Mrs Iris Pearce