



The Planning Officer

By email

planning@folkestone-hythe.gov.uk

4th June 2019

Dear Sirs,

Y18 / 1628 / FH - COMMENT

As the prospective purchasers of the neighbouring property (Glebe Farm Barn), we wish to oppose the planning application Y18/1628/FH at Glebe Farm for the reasons set out below.

Whilst we are sympathetic to the applicant's personal reasons for the application, the site does not lend itself to an "accessible building" and the steep incline means that any building, whatever the design, will be required to have multiple levels and/or significant excavation works.

Our concerns relating specifically to this application are:

- Overlooking / over development
 - The site sits above Glebe Farm and Glebe Farm Barn and will face directly onto both properties.
 - The building is proposed to be situated towards the top of the site, resulting in it sitting substantially above the other houses which it faces and therefore increasing the extent to which it overlooks the existing buildings.
 - It appears to us, on the basis of the plans submitted, that there will be a significant amount of overlooking which will reduce the quality and enjoyment of both existing buildings and result in overdevelopment of this rural hamlet of Stone Hill.
- Inaccurate OS drawing / site plan
 - Title K824954, which is not owned by the applicant, includes the hatched area (please see Annexure A) which we have drawn (roughly) onto the site map included with the application, and onto which the building and development appears to encroach upon. Without the accurate title plans shown, it is impossible (from the application) to determine whether it does actually encroach or not.
 - Please refer to the land registry for the exact plans.
 - This land (K824954) is not owned by the applicant / Glebe Farm and we are not aware that they have been granted any development rights in relation to this land.

- Increased flood risk for existing buildings at Glebe Farm Barn
 - The site is situated above and upstream from the neighbouring property, Glebe Farm Barn, which is already considered a high flood risk.
 - The proposed site is a very steep site and is a source of run-off for both Glebe Farm and Glebe Farm Barn.
 - The proposed development will likely increase the already high flood risk for Glebe Farm Barn – the environmental consultants do not provide any support for their conclusion that this development will not increase the flood risk on other neighbouring sites.
 - Whilst the consultants opine on the risk of the driveway flooding, they do not consider the increased risk for the existing buildings within the neighbouring properties which lie at lower levels, downstream and closer to the watercourse than the drive.
- Greenbelt / greenfield development
 - This property falls within the greenbelt, is a greenfield site and is outside of the Sellindge development boundary.
 - There is already significant development proposed for Sellindge, and to add another building on a greenfield site would further undermine the village character and rural nature of the district.

Best,

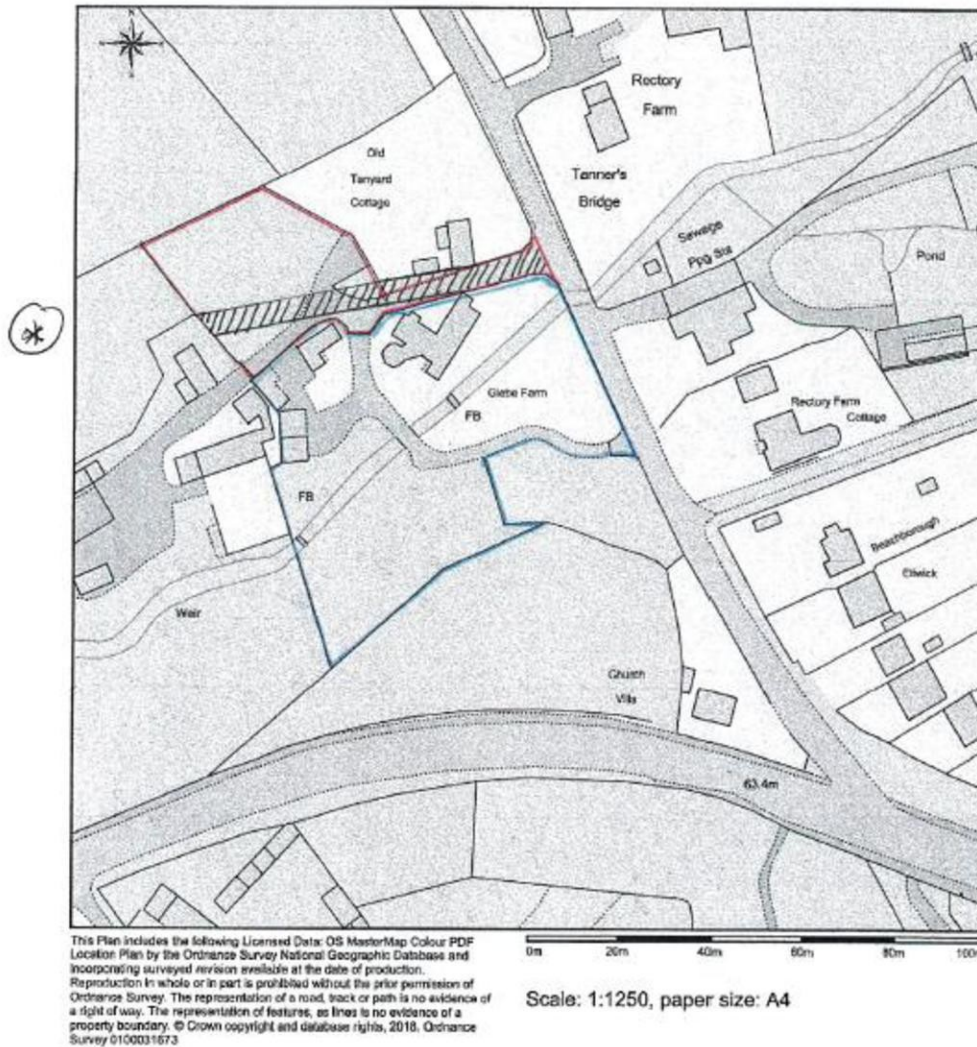


Greg & Kelly Harris

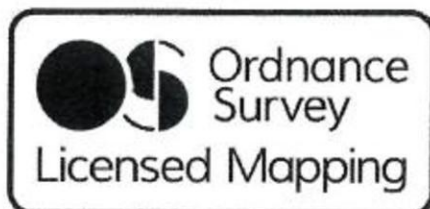
By email.

Annexure A – Amended OS Drawing

GLEBE FARM STONE HILL SELLINDGE TN25 6EJ



 HATCHED AREA OWNED ON
TITLE DEED K824954



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Prepared by: Anthony Bates, 10-09-2018