

planning@folkestone-hythe.gov.uk

Planning Application: Y19/0016/FH

Dear Sir/Madam,

~~Received and Forwarded~~
22 JUL 2019

We are writing to object to the planning application Y19/0016/FH. We are residents of

[REDACTED] The new planning application has not changed materially from the last one, and a reduction of 5 units is not a substantial change. Therefore, we submit the following complaints.

As well as having reservations about the size and design of the proposed development, we are seriously concerned about the parking and traffic (1), daylight and sunlight assessment results (2), potential structural damage (3), affordable housing (4), balconies (5), social services provision (6) and previous "no flats" letter (7). Below we have outlined our concerns in detail, as well as highlighting some mistakes we found in the application (8).

We would be happy to discuss our concerns further at any time.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

1. Parking on St. Michael's Street and Tontine Street is already incredibly strained, with individuals using them both for personal and business use. The insufficient number of parking spaces in the planning application is unacceptable. The recommended "Travel Plan" is not a substitute for providing the required amount of parking for the building itself. Furthermore, the plan of the development shows rubbish skips on the St. Michael's street side, which will presumably require a further parking restriction for their regular access. Lastly, the Transport Statement concludes that the new development will add up to 16 vehicles to the surrounding roads at peak time, which is a very significant number considering the size of roads and the number of local businesses that use our area for parking.
2. Serious issues with light have been flagged for Tintagel House and St. Michael's Street. VSC+APSH has been found not to meet BRE standards at Nos. 7,9,11,13,15,17 St. Michael's Street and NSL to neighbouring rooms has been found not to meet BRE standards at Nos. 5, 7, 9, 11 and 13 St. Michael's Street. The Assessment's recognition that St. Michael's terraces have 'uncharacteristically high light due to the lack of buildings there" (pp. 22 and 26) is irrelevant, if the general law on easement is to be adhered to.
3. The houses on St. Michael's Street were built in the 1860's, and are on the edge of a Conservation Area. We have serious concerns about how they will be affected (structurally and otherwise) by construction only a few metres away.
4. How many of the units will be affordable housing? Folkestone and Hythe (formerly Shepway) Policy CSD1: Development proposing (or land of 0.5ha or more in size) 15 or more dwellings (net gain) should provide 30% affordable dwellings on-site, subject to viability.

5. The proposed building has balconies overlooking St Michael's Street, which is not in keeping with the rest of this quiet residential street. Furthermore, different plans of the building show different sizes of roof terrace. Folkestone and Hythe Policy BE8 states that development "should not adversely affect the amenity enjoyed by the occupiers of neighbouring properties or have a detrimental effect on the street scene". 45 studio flats, whether occupied by bedsit tenants or students, would likely damage our enjoyment of our own (primarily family owned) properties, which are designed with living space on the St. Michael's face, across from the proposed balconies.
6. Heath and Social care in Folkestone are under increasing stress, and our area is no exception. With the closure of Dover Road Health Centre and the reduction in services from the Royal Victoria Hospital, is there a plan for how the residents of the new flats will access care?
7. A few years ago, all of the residents of St. Michael's Street were consulted by letter to inform them that the council would no longer accept subdivisions of the houses into flats. The reason cited was overcrowding on the road and parking issues. Why then, are 45 studio flats being proposed?
8. Two mistakes have been noted in the documents attached to the application. Firstly, 6.5.2 of the attached Access Statement states that St. Michael's Street and Tontine Street have unrestricted parking, however, a parking restriction zone has been proposed for this area. Secondly, failure in the Daylight and Sunlight Assessment to recognise #13 and #26 St Michael's Street as 4 separate dwellings affects the survey, and one of the kitchen windows on 26 St Michael's Street has not been counted as a living room window and should be.