

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 24 April 2020



Email: planning@folkestone-hythe.gov.uk

Mr Martin Harper
Flat 2, 27 Castle Hill Avenue
Folkestone
Kent
CT20 2QU

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/0065/FH

**Proposal: Replacement of current single glazed sash windows
with uPVC double glazed casement windows.**

**Site Location: FLAT 2, 27 CASTLE HILL AVENUE, FOLKESTONE,
CT20 2QU**

DECISION: REFUSED in accordance with the planning application and plans.

REFUSAL REASONS

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The proposed replacement windows, by virtue of their design, materials, profile, appearance and method of opening would be unsympathetic and harmful to the character and appearance of the host building and the conservation area, failing to preserve or enhance its special character resulting in harm to the streetscene and surrounding conservation area. As such the proposal is contrary to saved policies SD1, BE1, BE4 and BE8 of the Shepway District Local Plan Review, policy DSD of the Shepway Core Strategy Local Plan, policies HB8 and HE1 of the Places and Policies Local Plan Submission Draft and the National Planning Policy Framework, which seek to ensure a high standard of design and materials that preserve or enhance the special character of Conservation Areas.

Informatives and notes

- 2 Your attention is drawn to the fact that this refusal of planning permission is on the basis of submitted site location plan, together with submitted quotation produced by 'County Windows (Kent) Ltd', dated 14.01.2020, and the supporting statement, all received 20th January 2020.

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.



Issued by the Chief Planning Officer

This decision notice consists of 3 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within three months of the date of the notice, using a form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of a development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which had been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated.

This notice will require the Council to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.