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01303 853538

Folkestone & Hythe District Council

# Application for Planning Permission.
# Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## 1. Site Address

| | |
|---|---|
| Number | 17 |
| Suffix | |
| Property name | |
| Address line 1 | Brockhill Road |
| Address line 2 | |
| Address line 3 | |
| Town/city | Hythe |
| Postcode | CT21 4AE |

Description of site location must be completed if postcode is not known:

| | |
|---|---|
| Easting (x) | 615627 |
| Northing (y) | 135296 |

Description

## 2. Applicant Details

| | |
|---|---|
| Title | Mr |
| First name | Jonathan |
| Surname | Chard |
| Company name | |
| Address line 1 | 17, Brockhill Road |
| Address line 2 | |
| Address line 3 | |
| Town/city | Hythe |
| Country | UK |

## 2. Applicant Details

| | |
|---|---|
| Postcode | CT21 4AE |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

## 3. Agent Details

| | |
|---|---|
| Title | Mr |
| First name | Andrew |
| Surname | Woolford |
| Company name | |
| Address line 1 | 6 The Acers |
| Address line 2 | Alexandra Corniche |
| Address line 3 | |
| Town/city | Folkestone |
| Country | United Kingdom |
| Postcode | CT203JQ |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

## 4. Site Area

| | |
|---|---|
| What is the measurement of the site area? (numeric characters only). | 323.55 |
| Unit | sq.metres |

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

We propose a design for a new build, in the rear of existing garden at address 17 Brockhill Road, Hythe, Kent, to provide an iconic, 3 bedroom residential dwelling. At present the site contains their own house at the aforementioned address and a long garden with existing rear access to Fairlight Road, Hythe. The proposal plans to split the garden in half and build a new property with a new independent address in the rear half.
Currently there is a generous double garage that already exists, the scope is to remove the pitched roof garage and make space for parking.

Entrance is via an independent gate on Fairlight Road that exists and currently allows access to parking in the garage.

Has the work or change of use already started? ( ) Yes (•) No

## 6. Existing Use

Please describe the current use of the site

[redacted]
Existing double garage for rear parking and access to rear garden of above address.

Is the site currently vacant? ○ Yes ◉ No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

## 7. Materials

Does the proposed development require any materials to be used? ◉ Yes ○ No

**Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):**

| Walls | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | block work for walls with white natural mineral render on the exterior facade. Some Large Grey Stained Timber cladding in specific areas of the facade (mostly recessed areas).<br><br>Ground Floor South West and South East facades to be cladded in Grey Dry Stone Wall Slate Brick Effect. |

| Roof | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | HPDM Recycled Rubber Roof Surface for the roof top surface.<br>Potential area for green roof in areas where Photovoltaics are to be added. |

| Windows | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Powder Coated Aluminium Window/Door Surrounds and top edge of balcony trims to match. |

| Doors | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Front and rear doors to be composite solid timber core with reinforced uPVC exterior. All dark grey in colour to match windows and bifold doors on facades. |

| Boundary treatments (e.g. fences, walls) | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |

## 7. Materials

| Boundary treatments (e.g. fences, walls) | |
|---|---|
| Description of proposed materials and finishes: | horizontal cedar batten fences (stained grey or white, client tbd) will line the boundary along with shrubs and boundary defining planters.<br>A lot of the existing shrubs and overhanging bushes will remain however intention is to trim back to modernise and keep clear and clean. |

| Vehicle access and hard standing | |
|---|---|
| Description of existing materials and finishes (optional): | double parking space and a double garage exists. |
| Description of proposed materials and finishes: | Double parking space with space to turn being implemented, removal of the double garage will make space for the vehicular turning. |

| Lighting | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | External wall lights will surround the property on lower level (Ground Floor) of the facade and boundary defining lights will be clear from inside the site boundary only.<br>Potential external lighting to be added to front of gate for security purposes. |

| Other type of material (e.g. guttering) Guttering/Glass | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Guttering to be grey/dark uPVC and all aiming to run on the North East facade which is hidden from view.<br><br>Frameless glass balustrades to be added to roof terrace parapet wall on roof terrace. |

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement page 20

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal? (•) Yes ( ) No

Please provide information on the existing and proposed number of on-site parking spaces

## 9. Vehicle Parking

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|---|---|---|---|
| Cars | 2 | 2 | 0 |

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

**How will surface water be disposed of?**

☑ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☑ Main sewer

☐ Pond/lake

## 12. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

b) Designated sites, important habitats or other biodiversity features:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

c) Features of geological conservation importance:

◉ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
○ No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system? (●) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Connect to the existing sewage route on Fairlight Road currently providing all the houses in the street.
Please see drawing PA2002.

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (●) Yes ( ) No

If Yes, please provide details:

Waste bin and recycling bin storage kept on site either at rear of property so as to be kept out of site or behind front wall of property so it remains close to the road for ease of access.

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

Both bins stored in waste storage as mentioned above.

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ( ) Yes (●) No

## 16. Residential/Dwelling Units

**Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:**

**1. Answer 'No' to the question below;**
**2. Download and complete this supplementary information template (PDF);**
**3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.**

**This will provide the local authority with the required information to validate and determine your application.**

Does your proposal include the gain, loss or change of use of residential units? (●) Yes ( ) No

Please select the proposed housing categories that are relevant to your proposal.

- [x] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Add 'Market' residential units

| **Market: Proposed Housing** | | | | | | |
|---|---|---|---|---|---|---|
| | Number of bedrooms | | | | | |
| | 1 | 2 | 3 | 4+ | Unknown | Total |
| Houses | 0 | 0 | 1 | 0 | 0 | 1 |
| Total | 0 | 0 | 1 | 0 | 0 | 1 |

## 16. Residential/Dwelling Units

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

| | |
|---|---|
| Total proposed residential units | 1 |
| Total existing residential units | 0 |

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

## 18. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Material recovery/recycling facilities with regards to skips on site for land deposits and recyclable waste material.

Is the proposal for a waste management development? ○ Yes ◉ No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ◉ The agent
- ○ The applicant
- ○ Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

## 24. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**

## 24. Authority Employee/Member

**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding****

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

○ The applicant
◉ The agent

| | |
|---|---|
| Title | Mr |
| First name | Andrew |
| Surname | Woolford |
| Declaration date (DD/MM/YYYY) | 30/01/2020 |

☑ Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

| | |
|---|---|
| Date (cannot be pre-application) | 30/01/2020 |