

Folkestone Hythe District Council
Development Control
Civic Centre Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Our ref: KT/2020/126889/01-L02
Your ref: 20/0018/FH
Date: 07 May 2020

Dear Sir/Madam

Proposed extension and alterations to modify and split the existing dwelling in to two separate dwellings.

Wenvoe House, 88 Dymchurch Road, St Marys Bay, Romney Marsh, TN29 0QR

Thank you for consulting on the above. We have no objection to this development subject to the following conditions being included in any permission granted.

Flood Risk

Whilst this site lies within Flood Zone 3a, an area considered to be at 'high' risk from tidal flooding, we are satisfied that the existing dwelling is appropriately defended from extreme flooding and that the built footprint of the sub-divided dwelling will not be increased. With all sleeping accommodation situated on the first floor or above, we can consider that there will not be an exacerbated risk to the future occupants.

We would recommend that a condition is attached to any permission granted to ensure that the ground floor accommodation is not used for bedrooms and that all appropriate flood resilience measures are incorporated during the conversion works.

Drainage

The proposed development will be acceptable if the following measure(s) are implemented and secured by way of a planning condition on any planning permission.

Condition: The development hereby permitted shall not be commenced until such time as a scheme to foul and surface water drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reasons: To protect the underlying groundwater from the risk of pollution.

Yours faithfully

Ms Jennifer Wilson
Planning Specialist

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