

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

Date of Decision: 12 May 2020



Email: planning@folkestone-hythe.gov.uk

Mr Tom Quaye
Design and Building Services
22 Eastbridge Road
Dymchurch
TN29 0PF

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/0350/FH

Proposal: Partial conversion of garage to habitable accommodation.

Site Location: 41 PEREGRINE CLOSE, HYTHE, CT21 6QZ

DECISION: APPROVE WITH CONDITIONS in accordance with the planning application and plans.

Subject to the following conditions:

- 1 The development must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, JP1, JP2 and JP3.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development

- 3 The internal finished floor levels in the additional living space permitted shall be no lower than those of the existing internal finished floor levels.

Reason:

To ensure the development is safe from risk of flooding.

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.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council

Approved Documents

A handwritten signature in black ink, appearing to read 'H. G. G.', is positioned above the 'Issued by' text.

Issued by the Chief Planning Officer

This decision notice consists of 2 pages