

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

Date of Decision: 13 May 2020



Email: planning@folkestone-hythe.gov.uk

Mr James Smith
Drawing Services Ltd
Hydene
Barrack Hill
Hythe
CT21 4BY

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/0420/FH

Proposal: Conversion of garage to habitable room.

Site Location: 27 Brambley Crescent, Folkestone, CT20 3PU

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 accordance with the details shown on the submitted site location plan together with drawing number DS2197 and DS/2197/2, received 18th March 2020.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless alternative materials are approved in writing by the local planning authority.

Reason:

To ensure that the external appearance of the works when completed do not detract from the appearance of the building or the appearance of the area generally.

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 be 'H. J. G.', written in a cursive style.

Issued by the Chief Planning Officer

This decision notice consists of 2 pages