

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

Our ref: KT/2018/124855/02-L01
Your ref: Y18/1274/FH
Date: 03 December 2018

Dear Sir/Madam

Additional information - Change of use and extension of the former boathouse to residential use with associated parking provision and access

Boathouse rear Dymchurch Sea Angling Club, Sea Wall, Dymchurch, Kent

Thank you for the letter received 12 November 2018. Although we acknowledge the provision of timber shutters and a solid masonry wall on the seaward facing elevation, we maintain our **OBJECTION** to this application as it poses an unacceptable risk to life and property.

Irrespective of the mitigation measures proposed, the Dymchurch Sea Wall is a formal flood defence and is the primary line of protection between the town of Dymchurch and the sea. The property in this location forms part of this defence line and would be directly exposed to wave overtopping during severe storm and surge conditions.

To use this location as somewhere where residents will live and sleep, places them at an unacceptable level of risk. There would also be no means of safe access and egress from the property during these conditions. The risk to the occupants is unacceptable.

Furthermore the application would involve building within 16m of the sea wall. The applicant would be required to apply for a flood risk activity permit for this application, which we would not grant.

The proposed extension of the property would restrict essential maintenance and emergency access to the sea wall. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and improvements works.

The proposed development is also likely to adversely affect the construction and stability of the embankment and wall which will compromise its function. The proposal may therefore increase the risk of flooding to Dymchurch.

Taking in to consideration the above we maintain our objection.

Yours faithfully

Ms Jennifer Wilson
Planning Specialist

Direct dial 0208 474 6711
Direct e-mail kslplanning@environment-agency.gov.uk