

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Refusal of Planning Permission to Develop Land

Mr Jack Morgan
C/o Mr Ivan del Renzio
Del Renzio & Del Renzio
12-14 Cliff Street
RAMSGATE
Kent
CT11 9HS

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS REFUSED TO PERMIT** development of land

**situate at: ST JOHN AMBULANCE HEADQUARTERS NEW ROAD SALTWOOD
HYTHE**

**and being CHANGE OF USE AND CONVERSION OF FORMER ST JOHNS
AMBULANCE STATION TO A 2 BEDROOM DWELLING AND A
SELF-CONTAINED LIVE-WORK STUDIO.**

referred to in your application for permission for development received on 9th November 2016.

REASONS:

1. The proposed frontage unit, by virtue of its inappropriate design incorporating a parapet wall and louvres and increased height, will result in a building that appears cramped and out of keeping with the traditional residential character of the streetscene. The proposal is contrary to policy BE1 of the Shepway Local Plan Review, policy DSD of the Shepway Core Strategy and paragraphs 17, 56 and 58 of the National Planning Policy Framework.
2. The proposed development would result in unacceptable harm to the amenities of neighbouring properties and to future occupiers of the units due to the limited floor space proposed within the live-work unit resulting in an unacceptably cramped unit of accommodation for future occupiers. In addition the use of the proposed rear balcony/steps would result in a loss of privacy to rooms within 18 New Road. The proposed rear dwelling would also fail to provide adequate outlook due to a non-standard window arrangement and the close proximity to boundary walls/ fences and would therefore result in unacceptable living condition for future occupiers. The rear dwelling would also result in unacceptable harm to the amenities of neighbouring properties by virtue of overlooking of surrounding gardens and between windows of the proposed dwelling and neighbouring dwellings at close range. The proposal is contrary to policy SD1 of the Shepway Local Plan Review, policy DSD of the Shepway Core Strategy and paragraph 17 of the National Planning Policy Framework.

INFORMATIVES

- 1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of submitted drawing No(s) 142-LOC-001 rev B, 142-SK-002, 142-PLN-201, 42PLN-200 rev A.

Significant amendments are required in order for the proposed development to receive favourable consideration and the issues cannot be resolved within the statutory timescale for determining the application.

It is the view of the Local Planning Authority that the development does not accord with the development plan and is unacceptable for the reasons set out in the grounds for refusal.



Dated this 4th day of January 2017

Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Ben Geering
Head of Planning

APPEAL GUIDANCE NOTES

Note:

This permission is confined to permission under the Town and Country Planning Act 1990 (as amended) and does not obviate the necessity for compliance with any enactment, bye-law or other provision whatsoever or of obtaining from the appropriate authority any permission, consent, approval or authorisation which may be required.

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or the grant of it, subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of the notice, using a form which you can get from Initial Appeals, The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of a development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which had been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.