

Ref: Y17/0028/NMC / AK
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Date: 18th April 2017

Ms Jane Davis
C/o Mr Roger Ward
Roger Ward Associates Limited
The Hoo Wrotham Road
Meopham
Kent
DA13 0HP

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

NON-MATERIAL CHANGE – APPROVED

Location: 43 RADNOR CLIFF FOLKESTONE KENT CT20 2JL
**Development: NON MATERIAL CHANGE TO APPLICATION Y14/1343/SH
(ERECTION OF A TWO STOREY, DETACHED DWELLING WITH
VEHICLE ACCESS) TO VARY CONDITION 3 IN RELATION TO
THE CODE FOR SUSTAINABLE HOMES.**

I hereby give formal notice that the Council has **approved** the amended plans submitted in respect of the above proposal in accordance with the following schedule:

Planning Permission Reference: Y14/1343/SH

Date Original Decision Issued: 23rd March 2015

Approved: Removal of condition 3 of planning permission
Y14/1343/SH in relation to the Code for Sustainable
Homes and replacement with the water efficiency
condition set out below:

Construction shall not commence until written documentary evidence has been submitted to, and approved in writing by, the local planning authority proving the development will achieve a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a design stage water efficiency calculator.

The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason:

In accordance with the requirements of policies CSD5 and SS3 of the Shepway Core Strategy Local Plan 2013 which identify Shepway as a water scarcity area and require all new dwellings to incorporate water efficiency measures.

Water efficiency calculations should be carried out using 'the water efficiency calculator for new dwellings'

<https://www.gov.uk/government/publications/the-water-efficiency-calculator-for-new-dwellings>

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. Geering'.

Ben Geering
Head of Planning