

PROJECT: 24932 - Shorncliffe Phase 2
Reserved Matters
24932

DATE: 21/06/2017

SUBJECT: Shorncliffe- Phase 1D amended plans

TRANSMITTAL ID: 00010

PURPOSE: For Your Information

VIA: Info Exchange

FROM

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TO

NAME	COMPANY	EMAIL	PHONE
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REMARKS: Good afternoon Louise

Please find below a link to download the amended plans for Phase 1D at Shorncliffe Garrison to address comments previously raised by officers at SDC and by KCC Highways.

As you will see from the plans, we have amended the Cheriton Court Road frontage to accommodate 2No. parking spaces to serve each dwelling in line with the adopted parking standards contained within IGN3. The proposals have retained landscaping to the site frontage to contribute to the appearance of the street scene and we consider this to strike an appropriate balance between the need to provide parking in line with the adopted standards and the contribution of soft landscaping to the visual amenity of the locality.

We note the Council's request to include car ports (removing the garage doors from the proposed garages) within the development to provide parking facilities, as we discussed in our meeting of 26 May 2017 there are a number of reasons why these are not included within the amended proposals which I outline further below:

- The garage doors provide a continuance to the built form which is an important characteristic of the Cheriton Court Road frontage. The removal of garage doors to provide the car ports would create gaps in the built form which would have a negative impact upon the appearance of the street scene.
- It would be necessary to enclose the storage areas for security purposes, access directly into the garage / car port would need to be reviewed and potentially removed due to security issues (potential break-ins and risk of crime from the entrance not being overlooked)

- Although SDC could remove Permitted Development Rights, purchasers are likely to seek to enclose the spaces to provide security. The consequential mis-matching of enclosures would have a negative impact upon the street scene.
- From a sales perspective, garages are preferred to car ports.

Folkestone Town Council has objected to the application at Phase 1D and we therefore understand that the application is required to be reported to the Planning Committee. As discussed in our meeting of 26 May 2017, the Town Council comments do not relate directly to the detailed development proposals for Phase 1D, instead focussing on the principles of the development (i.e. capacity of the highway and drainage network) and how the development would be constructed. These matters have already been established by the Hybrid planning permission. We therefore respectfully request that the Council reconsiders whether the application is required to be reported to the Planning Committee.

Regards

Kate

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	21/06/2017	Amends June 2017	

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