

Head of Planning
Civic Centre
Castle Hill Avenue
Folkestone
CT20 2QY

22 August 2017

Planning application.

Y17/0398/SH | Erection of a dwelling with access and two off-street parking spaces. | Steps Cliff Road Hythe Kent CT21 5XW

We would like to formally 'object' to the above planning application for the reasons listed below.

Highway safety, inadequate parking and access.

Affecting amenity of the area

Conflicting information.

Loss of privacy.

Ground stability and drainage.

Wildlife and natural environment.

Highway safety, inadequate parking and access.

- Due to the inaccurate information furnished with the original notification, it is unclear whether Kent Highways assessed the correct property to base their findings on i.e. were they looking at the already existing property of 18 Naildown Close or the proposed new development of Steps which is accessed from Cliff Road. It is essential that this information is confirmed as it may significantly affect the decision taken by Matt Hogben on 28/07/2017
- Naildown Close was originally developed in the 1960's with houses to the North side of the Close only with provision for off street parking and garages for all of the houses. In recent years, the additional development of 18 – 22 Naildown Close was accomplished by the provision of a separate service road to access the properties due to the width of Naildown Close.
- View France Close also had similar provision made for access but does not appear to have adequate parking for residents and guests.
- As a result, Naildown Close is already extremely congested with too many cars and vehicles with a number of vehicles constantly parked on the public footpath running from Naildown Road to the entrance to 18 – 22 Naildown Close along the South side of the close.
- Pedestrians including those with children in strollers and dogs on a leash are forced to walk in the road for pedestrian access to and from their houses. As there is an increasing number of young families in the close, this puts children in danger due the increase in traffic and the loss of pavement space.
- Naildown Close is a single lane road measuring only 3.93m in width at the point of the proposed new access. This width does not allow for two vehicles to pass each other at the same time let alone when there are cars parked on the pavement.
- The proposed new access will be at a point in the road which only has a kerb with vegetation and no paving or tarmac and is only 600mm wide. This will result in an unnecessary and potentially dangerous concealed entrance. At present, the waste removal lorries and any other large delivery vehicles are forced to reverse the full length of Naildown Close in order

to get to the houses at the end of the close which would be a potentially dangerous situation due to the limited visibility of the concealed access.

- The end of the close has a designated turnaround so this so-called quiet end of the close is often the busiest, as residents, visitors, carers, home delivery and many other trade vehicles need to drive the full length of the close to turn around safely. A concealed entrance will prove hazardous to all users of the close. There is currently insufficient space to turn a small car around in the street so it not feasible for Naildown Close to accommodate even more cars and traffic at the narrowest point in the road.
- According to the drawings available on the Planning Portal, a pedestrian splay for access has been allowed for from the two off-road parking spaces. There is a telephone pole located at the west side of the proposed entrance to the development which could result in a dangerous blindspot for residents and anyone approaching the proposed access from the turnaround side of the close.
- Along with this, I also agree with Mr & Mrs Smith at [REDACTED] who left the following comment: 'Taking the above into consideration there needs to be a vehicular vision splay to provide safe access and egress to the proposed site for cars. This is also a requirement when looking at planning guidance concerning vision splays to properties, this guidance states that for a road with a speed limit of 30mph the vision splay should be 70m long on each side. This could be reduced to 23m if you take the average speed on Naildown Close as 15mph. The guidance states that the splay is measured from a point 2m from the kerb line of the road, as there is no footpath on that side only a 600mm wide verge, (which we suspect is not owned by the applicant) the provision of a vehicle vision splay would not be possible due to the established foliage/hedging on each side of the development site as well as the 1.5m high fences, but for safety it is essential otherwise cars would be accessing Naildown Close blind'.
- It will be impossible to pull out of the proposed driveway safely and to see far enough into the close to have sight of pedestrians and vehicles who will be equally compromised and left with nowhere safe to go to. This has the potential to cause a serious accident.
- The application is for a dwelling with 4+ bedrooms for which the proposed 2 off street parking bays is completely inadequate. In this day and age, a dwelling of this size is highly likely to have more than 2 cars at the dwelling. Taking this into account and the already restricted space in the close and factoring in possible visitors, this will exacerbate the aforementioned traffic and parking issues in the close.

Affecting amenity of the area

- Naildown Close and it's residents enjoy a 'community feel' where all residents greet each other and often stop for conversations. All the residents that I have spoken to are against the proposed rear access to the Steps property.
- Allowing this proposal would adversely affect the amenity of the community due to the increased traffic flow and 'feel' of the neighbourhood which will be adversely affected.

Conflicting information.

- In the letter from Kent Planning dated 29th of March it states that the property fronts Naildown Road. This is not the case on two counts, it is in fact the rear of the property Steps and it is Naildown Close, not Naildown Road as stated.
- In the letter, Mr Mike Simmonds states that adjacent landowners have

been consulted by Mr Kopik. No 18 knew nothing at all about the proposal until they they were made aware by fellow Naildown Close residents and saw it on the Shepway Planning Website originally lodged under their property. As the proposed new access to Steps would affect the residents of Naildown Close, it seems that it would have been pertinent to discuss it with the residents of Naildown Close whom it will directly affect.

Loss of privacy

- According to the proposal and especially the two off street parking bays which will most likely be reversed into because of the extremely tight access from Naildown Close, this would result in a loss of privacy and light pollution from the vehicle lights directly into our dining room which currently has complete privacy as well as people looking into our dining room and living room.

Ground stability and drainage.

- Landslide and landslip are a major concern.
- The excavation for the footings for this proposed build on the property of Steps in Cliff Road will be significant and could easily trigger landslip due to the steeply sloped nature of the area. Have suitable design precautions and analysis been carried out to ensure no ground movement will occur?
- Drainage. The new parking bay will also become a natural catchment area for the run off water during the extreme storms and heavy rain we are now experiencing which could add to the landslide/landslip problem. It is not clear from the plans, but if it were to drain into Naildown Close, would the current poorly maintained drainage system in the Close be able to cope with the additional volume?

Wildlife and natural environment.

- The current Steps garden is certainly the wildest and nature supporting garden in the immediate area. The trees are extremely large and the hedges and shrubs clearly support an enormous array Breeding Birds, Reptiles and other creatures within the garden and careful consideration needs to be adhered to with this delicate, natural, fragile but beautiful garden.
- The proposed removal of the mature trees within this application would be a real loss to the natural beauty of the west side of the close.

Conclusion.

- If any access is to be granted for this new dwelling, it should be from the Cliff Road side of the property in the same way that it has been achieved for the adjacent property Sea Crest and others in the area. No previous precedent has been set for access to Cliff Road properties from Naildown Close and could this open opportunities for other properties to apply for similar access?
- We are not against the development of Steps as there are elements that have been designed sympathetically to the properties to the rear of it, however ourselves and the other residents strongly object to the access being gained from Naildown Close.
- Mr Kopik has previously stated on the Planning Portal in comments about extensions carried out to my own property that the north part of his property is the most precious and enjoyed part of his property because of his enjoyment of the garden. Building a 4 bedroom house in this part of the garden is surely not going to preserve the enjoyability of this garden and it

would make far more sense to build on the existing structure within the property and maintain the integrity of his beloved garden.

- I strongly urge the Planning department to consider all the mentioned points and to propose significant changes to accommodate the concerns of the residents of Naildown Close to ensure that it does not become blocked with more cars, increased noise, pollution and preserving the overall privacy, security and tranquility we all enjoy.

Yours sincerely

Mr Grant Bolton & Mrs Tarih Bolton

