

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 18 December 2020



Email: planning@folkestone-hythe.gov.uk

Mark Hall
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55 The Old High Street,
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CT20 1RN

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/1654/FH

Proposal: Erection of two storey dwelling

Site Location: Dapple Grey, Collards Lane, Elham, CT4 6UF

DECISION: APPROVE WITH CONDITIONS in accordance with the planning application and plans.

Subject to the following conditions:

- 1 The development must be begun within three years of the date of this permission.

Reason:
As required by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall not be carried out except in accordance with the details shown on the submitted plans ground floor plan AL(0)10 Rev E, first floor plan AL(0)11 Rev D, Site and roof plan AL(0)12 Rev D, south west & south east elevations AL(0)14 Rev E and north east & north west elevations AL(0)15 Rev D, received 28th October 2020.

Reason:
For the avoidance of doubt and in order to ensure the satisfactory implementation of the development
- 3 The materials to be used in the construction of the external surfaces of the development shall be as specified on the approved plans, with no development above foundation level to take place until final details have been submitted to the Local Planning Authority for approval in writing, with the development carried out in accordance with the approved details.

Reason:

To ensure that the external appearance of the works when completed do not detract from the appearance of the building or the appearance of the area generally.

- 4 Prior to the first use/occupation of the dwelling, the first floor window(s) on the north west (side) elevation, including 2x rooflight windows, shall be fitted with obscured glass of a type that is impenetrable to sight and shall be non opening up to a minimum of 1.8 metres above the internal finished floor level and shall be so retained at all times.

Reason:

To minimise overlooking onto adjoining properties and maintain privacy

- 5 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.

- 6 No construction work above the slab level of any building on site shall take place until full details of both hard and soft landscape works (including boundary treatments) have been submitted to the local planning authority including an implementation programme and maintenance schedule. No building shall be occupied until an approved landscaping scheme has been carried out in accordance with the approved details unless an alternative timescale has been agreed with the local planning authority. The soft landscape works shall be maintained in accordance with the agreed maintenance schedule.

Reason:

In order to protect and enhance the appearance of the area.

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council

Approved Documents

A handwritten signature in black ink, appearing to be 'M. J. G.', written in a cursive style.

Issued by the Chief Planning Officer

This decision notice consists of 4 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able 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 promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.