

Variation Of Planning Condition 02 (Y17/1586/FH)

In Respect Of Six Two Bedroom Semi Detached Bungalows Together With The Construction Of New Vehicular Access, Internal Road & Associated Parking.

Within

Land To The Rear Of 34 Canterbury Road, Folkestone, Kent, CT18 7BP.

11th February 2021

Prepared By Marc Furminger, Chartered Architect.

Condition 02:

The development hereby permitted shall not be carried out except in complete accordance with details shown on the submitted plans.

Reason:

For the avoidance of doubt and in order to ensure satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review.

Variation:

This application aims to seek approval for a small re-orientation of plot numbers 3 & 4 only. The positions of all other structures remain identical to that which has been approved. No changes to the overall size and height of any structure (including 3 & 4) will take place with all six dwellings remaining the same as the approved drawings.

Attached to this application are two drawings. The first drawing (17_07_301) is the approved site layout under application number Y17/1586/FH with the second drawing (20_01_301) showing the re-orientation of plot numbers 3 & 4. The second drawing also includes a dashed outline of the original approved position for simplicity and clarity of information. The decision to re-orientate the footprint of the structure by 12.6 degrees was only made in order to physically locate the building onto the site in order to stay as true to the originally approved scheme as possible.

Reason For Change:

The alteration as described is of no benefit to the developer, the size of the footprint of the structure and the size of the plot it is being rotated within remain unchanged, any suggested gains by making this change are offset by a relative loss in another area.

As above the sole purpose for this change was to physically locate the two dwellings onto the site in order to remain in accordance with the approved scheme.

Once the detailed design phase of the project commenced and a full detailed topographical survey was carried out in order to produce accurate setting out plans it was apparent that the original position could not be achieved due to a discrepancy found in the boundary treatments since the original scheme was proposed in 2017.

Impact On Neighbouring Properties Due To Change:

It has been recommended by representatives of Folkestone Hythe & District Council that this change is dealt with under a formal application in order to give the residents the right to comment/support or object.

The change that has taken place will in our view, not impact the neighbouring properties in any way. In fact, it may offer a better outcome as the structure will be further away from the North East boundary facing "The Gables" and although now parallel to the boundary of "Kenevlyn" it is actually further away also from where the original corner was positioned.

The finished floor levels of all bungalows have now been set lower than originally anticipated which will result in the structures being nestled lower into the site all round.

Due to the nature of the site and the fact that single storey bungalows with hipped roofs and no high-level windows are being erected there was originally no issues in terms of overlooking and/or loss of privacy and light. With this change in place, this will remain the same and no loss of privacy will remain.

All new timber boundary treatments will be installed to a height being no lower than 6ft where required. In particular along the South Eastern boundary connecting "Bel-Air, Kenevlyn & Wayside" where currently no divisions are present other than unsightly low level blockwork walls. The new fencing will of course tidy the site up dramatically and further lower any impact of the new low-level structures with all low-level windows being located behind them.

Conclusion:

As stated above, this trivial adjustment to what is a great scheme overall was only carried out to remain as true as possible to the originally approved scheme.

We hope this minor tweak to what is fundamentally a great contribution to the local area can be resolved without a lengthy and drawn out process and as a result allow the developer to bring six new homes to Hawkinge with speed, ultimately lessening the disruption to all neighbouring properties in both the short and long term.