



# PAUL M NOAD ASSOCIATES

LAND & BUILDING SURVEYORS

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Isabelle Hills  
Department of Planning  
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Civic Centre  
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Kent CT20 2QY

08 FEB 2021

05 February 2021

Dear Issy

RE : **20/1933/FH - Flat No.1, Little Thorpe, Dixwell Road, Folkestone, Kent CT20 2JB**

Thank you for your email communication of 04 February 2021 regarding the above application, and please accept my apologies for any inconvenience caused by my ambiguity.

Firstly, I did mistakenly submit a householder application form, although I did pay the full planning fee of £462.00. As requested, I then submitted a full plans application form on 10 December 2020. I enclose a copy of this for your records, and have deleted the reference to family annexe and holiday let.

I also enclose a copy of the amended CIL form that was submitted on 22 December 2020 in support of the application.

My client merely intimated that the new self-contained unit would probably end up being used as a holiday let if he sold it due to the prime location on The Leas, and I unfortunately misconstrued this, so I again apologise for this small oversight on my part.

Due to freehold requirements, my client wishes to create an additional leasehold title, and in order to achieve this, it is proposed to subdivide the existing property at ground floor level. The application is therefore in relation to the formation of a self-contained unit, and although the building works will be implemented, my client has no intention of selling the property for the foreseeable future. To this effect, it is proposed to keep a connecting doorway between the existing and proposed units in order for the self-contained section to still be used in connection with the main dwelling. In the event that my client does decide to sell or transfer the self-contained unit as a separate title, then the connecting doorway will obviously be removed. The self-contained unit will have its own access as indicated on plan, and Flat No.1 will be accessed via the main entrance in the front garden. The self-contained unit will also have the use of a garden and store as indicated on the submitted plans.

I hope that this information provides some clarity on my client's requirements, and trust that the application is now able to be processed accordingly, although please do not hesitate to contact me in the event that you require further information or wish to discuss any of the above.

Kind regards

Yours sincerely

Paul Noad

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