

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

Date of Decision: 18 February 2021



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Mr James Reuther
RDA Consulting Architects
Evegate Park Barn
Evegate
Smeeth
Ashford
TN25 6SX

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/2058/FH

Proposal: Demolition of existing garages and the construction of one-bedroomed apartment

Site Location: Garage Block Adjoining Southwinds, Cliff Road, Hythe, Kent, CT21 5XW

DECISION: REFUSED in accordance with the planning application and plans.

REFUSAL REASONS

1

The proposed apartment would extend up to east, south and west boundaries of the site leaving minimal rear amenity space, with only a very small forecourt. The proposal would therefore appear cramped within the site and represent overdevelopment of the site, failing to reflect the pattern of development in the area which is characterised by detached dwellings in large, spacious plots. As such, the proposal fails to respect the character and appearance of the streetscene and wider area, contrary to People and Places Local Plan Policy HB1 which requires development to be of a high standard of design which respects development in the locality and the aims of the NPPF (2019).

2

The proposed apartment, with forward projecting two storey gable and large undercroft, by reason of its scale, bulk, massing, footprint and design would fail to integrate with the site and streetscene, and as such it would have a detrimental effect on the character and appearance of the locality. The proposed development would erode the characteristics of the site and detract from the established pattern and form of development within the streetscene contrary to policies SS1 and SS3 and of the Core Strategy Local Plan, Local

Plan Places and Policies policy HB1 and the aims of the NPPF, all of which require a high standard of design and layout and seek to ensure development accords with existing development in the locality.

Informatives and notes

1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of submitted drawings:

- Drawing no. 20-137-01 Site Location Plan (received 27/01/2021)
- Drawing no. 20-137-02 Existing Site Plan (received 21/12/2020)
- Drawing no. 20-137-03 Site Plan (received 27/01/2021)
- Drawing no. 20-137-03 Existing Floor Plans (received 21/12/2020)
- Drawing no. 20-137-04 Existing Elevations (received 21/12/2020)
- Drawing no. 20-137-05 Site Plan (received 21/12/2020)
- Drawing no. 20-137-06 Proposed Floor Plans (received 27/01/2021)
- Drawing no. 20-137-07 Proposed Elevations (received 27/01/2021)
- Drawing no. 20-137-08 Model (received 21/12/2020)
- Slope Stability Report, prepared by A.Chapman B.Sc.C.Eng.MICE
- Design and Access Statement (received 21/12/2020).

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.

Approved Documents



Issued by the Chief Planning Officer

This decision notice consists of 3 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.