

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

Date of Decision: 12 March 2021



Email: planning@folkestone-hythe.gov.uk

Mr J Brooks
Kent Building Control Ltd
134 High Street
Hythe
CT21 5LB

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/0347/FH

Proposal: Section 73 application for the variation of condition 2 (plans) for planning application Y17/0170/SH (Conversion to 4 residential apartments together with associated internal and external works to include alterations to fenestration and the installation of 2 dormer windows to the southern elevation and installation of 1 dormer window to the eastern elevation, removal of single storey extensions and erection of a boundary wall to the northern elevation).

Site Location: 23 Sandgate High Street, Sandgate, CT20 3AH

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

REFUSAL REASONS

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By virtue of the removal of the three dormer windows subject of this Section 73 proposal, bedrooms 1 & 2 of units 3 & 4 would only be served by small rooflights, resulting in poor outlook, giving rise to development that would offer a substandard level of living accommodation for future occupiers of the development, contrary to policies HB1 and HB8 of the PPLP.

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

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

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.