

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

Date of Decision: 6 December 2021



Email: planning@folkestone-hythe.gov.uk

Mr Andy Jarrett
C/o Karl Baker
On Architecture
Logan House
St Andrews Close
Canterbury
CT1 2RP

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: Y19/0049/FH

Proposal: Reserved matters application relating to appearance and landscaping being details pursuant to outline application Y15/1132/SH (Outline application for the erection of four detached dwellings) for the erection of 4no. three storey detached dwellinghouses with associated parking

Site Location: Land Rear Varne Boat Club, Coast Drive, Greatstone, Kent

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

Subject to the following conditions:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and documents, numbers:

20.032-ONA-00-00-DR-A-020-001 – Proposed Site Layout Plan - Revision P2

20.032-ONA-00-EL-DR-A-030-000 – Proposed Elevations: Units 1&3 – Revision P1

20.032-ONA-00-EL-DR-A-030-001 - Proposed Elevations: Units 2&4 – Revision P1

20.032-ONA-00-EL-DR-A-030-002 – Proposed Street Elevation (From Coastal Drive) – Revision P1

20.032-ONA-00-SE-DR-A-040-000 – Existing & Proposed Site Sections – Revision P1

20.032-ONA-00-SV-DR-A-020-000 – Proposed Site Layout Plan – Revision P1

20.032-ONA-00-ZZ-DR-A-020-002 – Proposed Floor Plans: Units 1 & 3 – Revision P1

20.032-ONA-00-ZZ-DR-A-020-003 – Proposed Floor Plans: Units 2 & 4 –

Revision P1
20.032 - The Varne – DAS
20.032 - CGI - View from Coastal Drive
MHS204-001 Rev D Landscape Proposals 1 of 2
MHS204-002 Rev E Landscape Proposals 2 of 2
MHS204-003 Rev D Landscape Sections 1 of 2
MHS204-004 Rev D Landscape Sections 2 of 2
MHS204-D01 Rev D Landscape Management Plan

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of the Development Plan.

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



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.