

Chief Planning Officer
Folkestone & Hythe District Council
Folkestone
CT20 2QY

16 January 2023

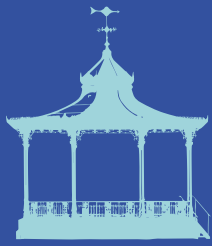
Comment on planning application

Reference no:	22/1951/FH
Site address:	Land adjoining 5 Spring Terrace, Folkestone CT20 1JH
Proposal:	Erection of 2no 3 storey terrace houses
Officer:	Robert Allan
Stance:	OBJECT

Dear Mr. Lloyd,

The New Folkestone Society's planning sub-committee considered the above application at a meeting on 14 January 2023 and has delegated powers to lodge the society's objection on the following grounds:

- The drawings are incomplete, thus it is impossible to ascertain the proposal. For example, what is the intended purpose of the ground floor rooms?
- The accuracy of the drawings is questionable – the hand-drawn scale bars are not uniform and the elevations state that the current chimneys have now collapsed into the roof. This is inaccurate, they were demolished without waiting for permission after the application submitted for their removal was invalidated. We lament the loss of the chimneys, an attractive element of this heritage terrace that sits in a Conservation Area, which could have been repaired. There appear to be chimneys illustrated in the new builds – are these intended to be merely rooftop replicas? There is no detail on how these will be supported. Also, the plans only illustrate one between the two new properties, whereas the elevations illustrate an extra end chimney, which is more in keeping with the current provision. Which is correct?
- It is unclear whether the gravelled / shingled areas at the back are intended to be gardens for the houses. If so, they do not meet the standards set out in Policy HB3 of the PPLP. In



any case, there is inadequate provision of garden space for both houses. We would suggest a balcony alternative would be inappropriate in this location.

- Per The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 Article 4, a Design & Access Statement is required “where any part of the development is in a designated area” when the application involves “the provision of one or more dwellinghouses”. As the site is located in a Conservation Area, a Design & Access Statement is a requirement, but is missing. This would hopefully provide historic imagery and demonstrate that the heritage of the original building has been considered in the proposed design.
- It is concerning to see the statement that number 5 is “currently under refurbishment”, and indeed scaffolding in front of the building, when there is no granted planning permission. Does this work in a Conservation Area not require planning permission? We noted what looks like an external door discarded on the pavement, which we would have thought would require planning permission if it came from this address.
- Whilst we are pleased to see some intent to match materials, there is little information provided – e.g. there are suggestions of what roofing tile “could” be used. There is an admission of cheap uPVC windows and doors in the terrace, which it would seem have been installed without planning permission. We trust the LPA will consider action regarding this. We do not consider a “uPVC replica” to be “an approved conservation window manufacture” and would hope that timber sash windows to match the original will be required. There is no information on materials for a “good quality built insitu fence”.

Whilst we would generally welcome a proposal to rebuild the end of the terrace as it was prior to destruction during WWII, we are sadly unable to support the plans as they currently stand.

Yours sincerely,

Charles Bain Smith
Chairman, New Folkestone Society planning sub-committee