

Officer Report

Application No.	20/0384/FH
Site Address	13 Grimston Gardens, Folkestone, CT20 2PT
Officer Name	Helena Payne
Proposal	Change of use and conversion from single residential dwelling to 3 residential flats, together with replacement windows to all floors and elevations.

Recommendation

Report Number	RD-431887
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	08 June 2023

Report

See committee report on file

Recommended Conditions (7)

1

The development hereby permitted shall be retained in complete accordance with the following approved drawings and documents:

- 2745-05-Rev B – Proposed Elevations
- 2745 – 04 -Rev B – Proposed Floor Plans
- 2745-07- Rev A – Typical Window Detail
- 2745-01(2) – Site & Location Plan
- 2745-06A – Proposed site and location plan

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development.

2

Within 3 months of the date of this decision, a noise insulation scheme relating to the first and second floor flats shall be submitted for the written approval of the Local Planning Authority. The details shall include measures to prevent noise transmission to the adjacent building. The measures set out in the scheme shall be completed in full within 3 months of the date of the written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

3

Within 6 months of the date of this decision, all uPVC windows to the front elevation of the property shall be replaced with timber framed windows, in accordance with the details hereby approved and as set out under Condition 1 above, unless alternative joinery details and/or an alternative timetable for such works are subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to preserve or enhance the special character of the Conservation Area.

4

The rear amenity area shall be retained in perpetuity for use by the residents of Flat 1, as specified on the approved plans.

Reason: In the interests of residential amenity.

5

The ground floor storage room shown on the approved plans shall be retained for the use of all occupiers of the flats in perpetuity.

Reason: In the interests of encouraging means of transport other than the private motor vehicle.

6

Within 3 months of the date of this decision, details of bin storage shall be submitted for the written approval of the Local Planning Authority. The bin storage shall be constructed within 3 months of the date of the written approval of the Local Planning Authority, and kept available in association with the approved development at all times thereafter.

Reason: In the interests of residential and visual amenity and to preserve or enhance the special character of the Conservation Area.

7

The flat roof areas of the building shall not be used as a balcony or sitting out area and there shall be no other use of the roof area unless for maintenance.

Reason: In the interests of residential amenity.