

Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
planning@folkestone-hythe.gov.uk
01303 853538



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	16 Flat E
Address Line 1	Clifton Crescent
Address Line 2	
Address Line 3	Kent
Town/city	Folkestone
Postcode	CT20 2EP

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
621935	135462
Description	

Applicant Details

Name/Company

Title

Mr

First name

Shahn

Surname

Majid

Company Name

Address

Address line 1

16 Flat E Clifton Crescent

Address line 2

Address line 3

Town/City

Folkestone

County

Kent

Country

Postcode

CT20 2EP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Householder Consent for proposed balcony with new 1.1m high black railings.

Reference number

23/0736/FH

Date of decision (date must be pre-application submission)

22/09/2023

Please state the condition number(s) to which this application relates

Condition number(s)

3 and 4

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
- ☐ No

If Yes, please indicate which part of the condition your application relates to

Details of Door within dormer and metal blastrade

Discharge of Conditions

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Drwgs no.s 162_12 PROP RAILINGS ELEVTN and SECTION_10 A3 and 13 PROP DOOR DETS_10 A3.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/0120/PREAPP

Date (must be pre-application submission)

20/02/2023

Details of the pre-application advice received

The replacement of the window to bedroom 4 with a glazed door is not wholly objectionable but this would be subject to details of the door. It should be timber with slimline glazing. If the existing window is set back in the reveal then the door should do the same.

The 'simple slender profile' of the proposed steel railings, whilst not considered to be 'historically accurate' in their design, would at least go some way in reducing any form of incongruous visual impact upon the LB. Should an application be pursued then it is expected that finish and joinery detail be provided.

Whilst the actual formation of the balcony balustrade itself may not be a significant issue in terms of impact upon the LB, I do have reservations with regards to the impact upon neighbouring amenity in terms of the neighbour immediately adjacent. (No.18). I have had a quick search of the planning history of No.18 and I have not been able to locate any planning history granting consent for the conversion of the flat-roof to a usable 'roof terrace' and installation of a balustrade. It must be noted that my search in this regard may not have been exhaustive.

Irrespective to whether permission was granted next door, in terms of neighbouring amenity I have reservations with regards to overlooking by use of this balcony upon the windows serving habitable rooms within No.18.

Further details would need to be provided in this regard should an application be submitted. It may be that some form of screening be required to safeguard neighbouring amenity, but any such screening would need to be at least 1.8m in height and formed of a material that was impenetrable to sight. Such a feature may result in an incongruous form of development in respect the LB and wider FLBCA streetscene. If the proposed terrace area gave rise to unacceptable levels of overlooking to any nearby neighbour, or if any mitigating screen was deemed to be detrimental to the LB, wider FLBCA and streetscene, then any forthcoming application would unlikely be supported at planning officer level.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

JAMES MILLS

Date

19/03/2024