

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

Date of Decision: 20 March 2024



Email: planning@folkestone-hythe.gov.uk

Mrs Mary Paterson
C/o Mr Chris Brian
CB Planning Agent
Silverwood
Stone Street
Westenhanger
Hythe
CT21 4HT

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 24/0061/FH

Proposal: Erection of a new dwelling with access and layout

Site Location: Tree Tops, Cannongate Road, Hythe, CT21 5PT

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

REFUSAL REASONS

- 1 The application site has the potential to provide habitat for protected species and may be of ecological value. No information has been submitted with the application appraising the ecology of the site and, if necessary, detailing proposed mitigation. In the absence of this information, the application fails to properly assess the impact of the development upon ecology, and therefore has the potential to negatively affect protected species in a manner contrary to policies HB1 and NE2 of the adopted Places and Policies Local Plan, and the advice of paragraph 186 of the National Planning Policy Framework.

Informatives and notes

- 1 This decision is based on drawing nos:
01-600-01-Rev P0 – site location plan
01-600-04-Topographical Survey
01-600-05-REV P1-Street Scene
01-600-15-Rev P1 – proposed site plan
01-600-20-REV P2-Proposed Elevations & Plans
01-600-30-Site Sections

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.

A handwritten signature in black ink, appearing to be 'W. G. G.', 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.