

## Officer Report

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|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application No. | 22/0855/FH                                                                                                                                                                                                      |
| Site Address    | 88 Sandgate Road, Folkestone, Kent, CT20 2AA                                                                                                                                                                    |
| Officer Name    | Robert Allan                                                                                                                                                                                                    |
| Proposal        | Change of use of first and second floor to 2 x 1 bedroom flats and 1 x 2 bedroom flat, use of basement for bin storage, insertion of 3no roof lights on rear roof slope and 1no roof light on front roof slope. |

## Recommendation

|                      |                                           |
|----------------------|-------------------------------------------|
| Report Number        | RD-434077                                 |
| Recommended Decision | Recommended to be Approve with Conditions |
| Recommendation Date  | 21 March 2024                             |

## Report

See report to Planning & Licensing Committee of 19 March 2024

### Recommended Conditions (8)

1

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall not be carried out except in complete accordance with the following approved drawings and documents:

0022-PL07 Proposed Site Plan  
0022-PL08 Proposed Basement & Ground Floor Plan  
0022-PL09 Proposed First Floor Plan  
0022-PL10 Proposed Second Floor Plan  
0022-PL11 Proposed Roof Plan  
0022-PL12 Proposed Front Elevation  
0022-PL13 Proposed Rear Elevation

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

3

Prior to construction of any external surfaces, inclusive of roof lights, details of the external finishing materials and colours to be used on the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity and safeguarding designated heritage assets.

4

Prior to their installation, full details of any external piping, service runs, vents and outlets, and the method of ventilation of the basement bin store area and external colour shall have been submitted to and approved in writing by the Local Planning Authority, with the development only to be carried out in accordance with the approved details unless agreed otherwise by the Local Planning Authority in writing. Where relevant, the details should be provided on drawings at an appropriate scale of 1:50 (where detail needs to be considered contextually related to a façade) and at 1:20 in other cases.

Reason: In the interest of preserving or enhancing the character and appearance of the conservation area.

5

Prior to first occupation details to demonstrate that the dwellings hereby permitted shall use no more than 110 litres of water per person per day shall have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as agreed.

Reason: In the interest of sustainable development and minimising water consumption.

6

Full details of the secure, covered cycle storage, at a ratio of one space per bedroom, shall be submitted to and approved in writing by the Local Planning Authority, with such details as approved provided in full prior to first occupation of the dwellings hereby approved, and thereafter retained.

Reason: In the interest of visual and residential amenity, as well as encouraging the use of sustainable modes of transport other than private motor vehicle.

7

The refuse / recycling store area shall be provided in full prior to first occupation of any dwelling or dwellings hereby approved, and thereafter retained.

Reason: In the interests of visual and residential amenity.

8

Prior to first occupation of the dwellings hereby approved the mitigation measures identified in the F1 Acoustics Noise Assessment, Revision 0, dated 1 April 2022, shall have been carried out in full and shall thereafter be maintained as such.

Reason: In the interests of residential amenity.