

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

20 March 2024

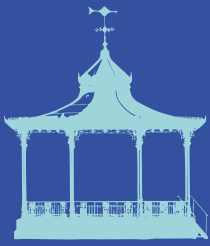
Comment on planning application

Reference no:	24/0108/FH
Site address:	Rear of 120 Sandgate Road, Folkestone CT20 2BW
Proposal:	Proposed new residential block of flats providing 2 No. one-bedroom flats and 2 No. two-bedroom flats
Officer:	Robert Allan
Stance:	OBJECT

Dear Mr. Lloyd,

The New Folkestone Society's planning sub-committee considered the above application at a meeting on 19 MARCH 2024, and has delegated powers to lodge the society's objection on the following grounds:

- Whilst we appreciate the premise of 2x one-bed flats and 2x two-bed flats is an improvement on the former application for 6x one-bed flats, the proposal is still over-intensive and overbearing. It is still an application for a four-storey building, where the neighbouring extensions are only two-storey. Indeed, the application
- The application form once again suggests there are no parking spaces currently and none are provided in the application. Aerial imagery on Google Earth suggests there are, or were, 3-5 spaces with cars using them and there is a photograph in the Design & Access statement showing cars parked on the property, so there is a net loss. Whilst we appreciate national guidance allows for no car parking in town centres, we feel this is detrimental as there is nowhere else for residents to park.
- Whilst we deemed the three-page Heritage Statement for the previous application insufficient, no Heritage Statement has been included in this application whatsoever! This



is a requirement as it is in a Conservation Area, and the application should not have been validated without. This is also contrary to NPPF paragraph 200.

- We are surprised to hear that the rear fire escape is no longer needed. How are occupants of the building supposed to exit in a fire?
- Whist balconies are now provided, the ground floor proposal is not a balcony nor a garden, therefore does not comply with Policy HB3 in terms of external amenity provision.
- The Design & Access Statement says that "it is worth noting that No. 120 is the only property which has not been extended to the rear in this terrace." We feel it is worth noting that it will *still* be the only property which has not been extended if the application is granted, as the proposal is not for an extension but a separate building. This separation creates an awkward courtyard and alleyway, which makes access more awkward. Whilst an extension of a similar height and size to the neighbouring extensions might be acceptable, we cannot support this proposal.

Yours sincerely,

Mark Hourahane
Chair, New Folkestone Society planning sub-committee