

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

Date of Decision: 5 April 2024



Email: planning@folkestone-hythe.gov.uk

Mr Roger Joyce
C/o Roger Joyce
Roger Joyce Associates
High Bank
Westfield Lane
Etchinghill
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Kent
CT18 8BX

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 24/0092/FH

Proposal: Conversion of rooms on first floor to 2 self-contained one bedroom flats

Site Location: Folkestone Prime Court, 9 Trinity Crescent, Folkestone, CT20 2ES

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

REFUSAL REASONS

- 1 By virtue of the inadequate gross internal area relative to predicted occupancy the proposed development is not considered acceptable with regard to the residential amenity standards for existing or future occupiers, contrary to Places and Policies Local Plan policies HB1 and HB3.
- 2 No detail has been submitted regarding proposed bicycle storage to meet the needs of the development, contrary to Places and Policies Local Plan policy T5 and National Planning Policy Framework paragraphs 96, 108 and 114, which seek to promote and support people's health and wellbeing, through promoting healthy communities and more active and sustainable forms of transport.

Informatives and notes

- 1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of submitted drawing:

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 read 'H. G. G.', is positioned above the 'Issued by' text.

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.