

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

Date of Decision: 9 April 2024



Email: planning@folkestone-hythe.gov.uk

Mr Darren Nuttall
C/o James Reuther
RDA Consulting Architects
Evegate Park Barn
Evegate
Smeeth
Ashford
TN25 6SX

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 24/0210/FH

Proposal: Proposed 1.5 storey dwelling

Site Location: Tilehurst, School Road, Saltwood, Hythe, CT21 4PP

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

REFUSAL REASONS

- 1 The proposed new dwelling, by virtue of its scale, layout and size, would result in a form of development that would not sit comfortably in its plot, appearing cramped and out of keeping with the pattern and form of development in the surrounding area, resulting in visual harm to character and appearance of the area. The proposal would therefore be contrary to policies HB1 and HB10 of the Places and Policies Local Plan 2020.
- 2 The proposed retaining wall to provide off street parking, by virtue its design and the loss of existing vegetation, would appear visually incongruous and out of keeping with the prevailing character and appearance of the immediate streetscene, resulting in visual harm. The proposal would therefore be contrary to policy HB1 of the Places and Policies Local Plan.
- 3 The proposed development would provide an inadequately sized garden area for the proposed dwelling that would fail to comply with the minimum external space standards which would be detrimental to the future residential amenities of the new dwelling. The proposal would therefore be contrary to policies HB3 and HB10 of the Places and Policies Local Plan.

Informatives and notes

- 1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of the following submitted documents.

23.130.01

23.130.02 Rev B

23.130.06

23.130.07

23.130.10

23.130.12

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.



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.