

Officer Report

Application No.	24/0378/FH/CON
Site Address	45 Radnor Cliff, Folkestone, CT20 2JL
Officer Name	Macey Douglas
Proposal	Approval of details pursuant to condition 4 (slope stability report) 24/0014/FH Single storey rear extension

Recommendation

Report Number	RD-434230
Recommended Decision	Recommended to be Approved
Recommendation Date	10 April 2024

Report

Planning permission for a single storey rear extension was approved under application reference 23/0014/FH subject to conditions. Condition no. 4 relates to slope stability issues and requires a slope stability report to be produced by a suitably qualified engineer to ensure that the development would not adversely affect the stability of the site and all adjoining land, properties, and associated services.

Condition no. 4 reads:

(a) Prior to commencement of the development the applicant shall obtain, from a suitably qualified engineer, a written slope stability report advising on the effect the development will have on the stability of the site and all adjoining land and properties. The report is to include, but need not be limited to, the types of proposed foundations, the effect that any excavations into sloping ground will have, types of retaining structures necessary, surface and foul drainage, the effect of any increase/decrease of site loadings, the possible effect to the stability of any adjoining properties, and any other factors needed to ensure the stability of the site and all adjoining land, properties and associated services.

The report should also include a method statement which indicates measures to be adopted during the construction phase to ensure that development does not cause instability to adjoining retaining walls, land and buildings. No development shall take place until this report has been submitted to and approved in writing by the Local Planning Authority.

(b) No works other than those approved shall be carried out unless details of these have first been submitted to and approved by the Local Planning Authority.

(c) All works recommended in the approved slope stability report and method statement (and any alternative works approved) shall be carried out as set out in the approved documents and upon

completion confirmation from a suitably qualified engineer that the approved works have been carried out in full shall be submitted to the Local Planning Authority prior to the building being occupied.

Reason: The site lies within, or within the influence of an area identified as being subject to soil instability as detailed on the Ordnance Survey Geological Survey and it is necessary to ensure that appropriate works are carried out in order to ensure the stability of the site and the development and the adjoining land and buildings.

A report to satisfy part a) of condition no. 4 has been produced by Andrew Mills of KSI Ltd- Consulting Engineers in March 2024. The report found that the proposed works would not impose excessive loads on the existing concrete slab so no foundation excavations are required and no temporary works will be required as the site is currently stable.

As development has not yet commenced, it is only possible to discharge part a) of the condition, with part b) an ongoing requirement and part c) only possible to be addressed once the project has been completed.

It is considered that the slope stability report is sufficient to satisfy the requirements part a) of condition no. 4 of 24/0014/FH, and therefore this condition detail application is recommended for approval.

Suggested Informatives (1)

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The Slope Stability Report produced by Andrew Mills of KSI Ltd- Consulting Engineers (received 12/03/2024) submitted pursuant to the requirements of condition is considered acceptable to allow the discharge of condition 4 part a) only.

The applicant is reminded that parts b) and c) of the condition remain outstanding with part b) an ongoing requirement and part c) only being capable of being addressed once the development is complete. The condition is therefore not discharged in full.