

Appendix A - Decision Notices and approved plans for 2 Bournemouth Road, 2A Bournemouth Road and 2B Bournemouth Road.

Y03/1207/SH – Planning permission for change of use to flats, creating 2 Bournemouth Road, 2A Bournemouth Road

Application No: **Y03/1207/SH**

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Mr G Hurren
c/o Peter Bates Practice
4 Holligrave Road
Bromley
Kent
BR1 3PJ

Take notice that The Shepway District Council, the district planning authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

situate at: 2 BOURNEMOUTH ROAD FOLKESTONE CT19 5BA

and being: CHANGE OF USE OF GROUND FLOOR FROM VETERINARY SURGERY TO SELF-CONTAINED FLAT TOGETHER WITH EXTERNAL ALTERATIONS, SELF-CONTAINMENT OF UPPER MAISONETTE AND INSTALLATION OF NEW WINDOWS.

referred to in your application for permission for development received on 22nd October 2003.
This approval is subject to the following conditions:

CONDITIONS

1. The development must be begun within five years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990.

2. Details of the means of storing refuse and means of drying washing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before any unit of accommodation is occupied and kept available for use.

Reason:

For the convenience of residents in accordance with Shepway District Local Plan policy HO7 and Shepway District Local Plan Review (Revised Deposit Draft) policy SD1.

3. No development shall take place until details of the windows to be installed have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

In the interests of visual amenity in accordance with Shepway District Local Plan policy BE1 and Shepway District Local Plan Review (Revised Deposit Draft) policy BE1.

It is the view of the District Planning Authority and having taken all material considerations into account that there is insufficient demonstrable harm or conflict with policy arising from the proposal to warrant withholding planning permission.

In coming to this decision, regard has been had to the following policies:

H07 Shepway District Local Plan and HO10 Shepway District Local Plan Review (Revised Deposit Draft).

Note:

You are advised that there may be conditions attached to this permission which require further submissions to this Authority before the development hereby approved commences. The Local Planning Authority has 8 weeks in which to determine information submitted pursuant to conditions, and due to increasing pressures on resources, it is likely that the determination of the submissions will take this length of time. You are therefore advised to submit the relevant information as soon as possible.

Dated this 9th day of December 2003

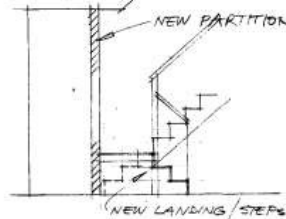
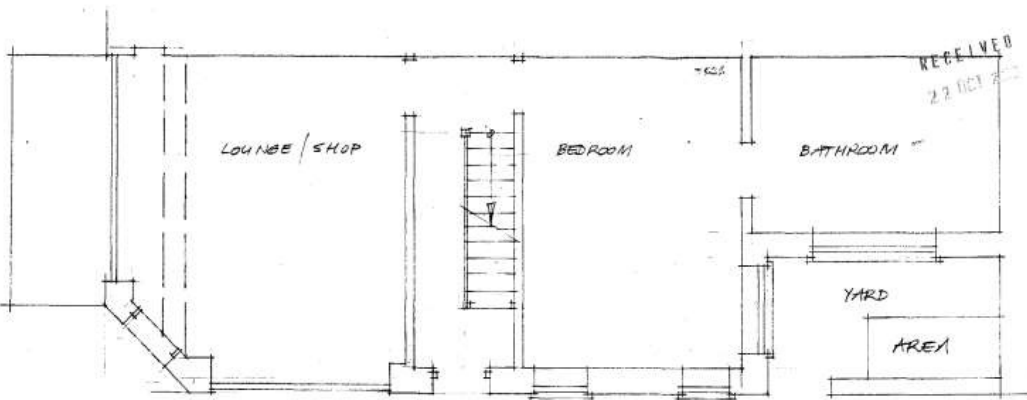
Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

J T Stack
Head of Planning, Environmental Health &
Building Control Services

Y03/1207/SH

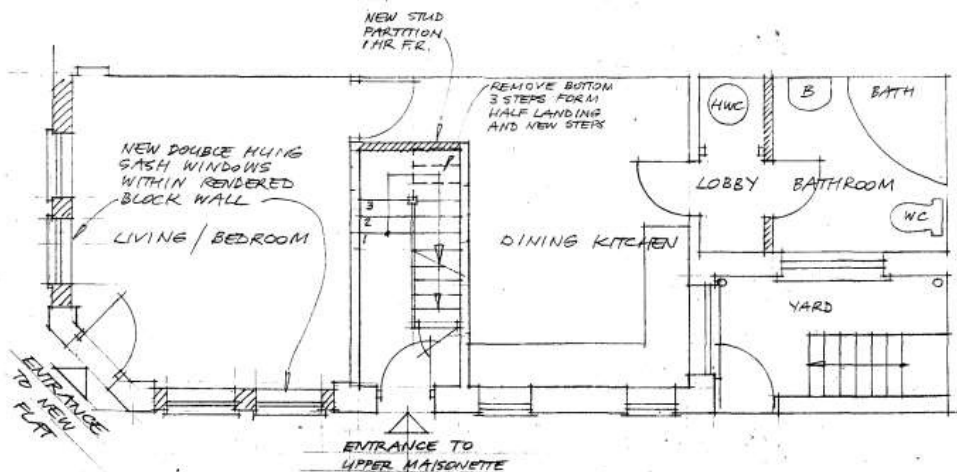
RECEIVED
22 OCT 2003

APPLICATION
22 OCT 2003
VALID



GROUND FLOOR AS EXISTING

SECTION THRO' STAIRS



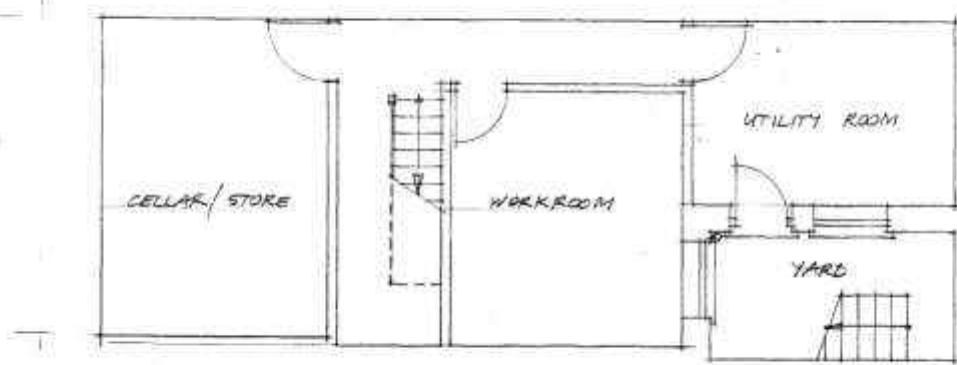
GROUND FLOOR AS PROPOSED
NB CEILING TO BASEMENT TO BE LINED
WITH 2 LAYERS 15mm PLASTER BOARD

PETER BATES PRACTICE

Nº2 BOURNEMOUTH ROAD
FOLKESTONE KENT CT19 5BA
PROPOSED CONVERSION OF
GROUND FLOOR INTO A
S/C STUDIO FLAT AND
SELF CONTAINMENT OF
UPPER MAISONNETTE

SCALE 1:50 SEPT 2003
DRG: GH/1A

VALID

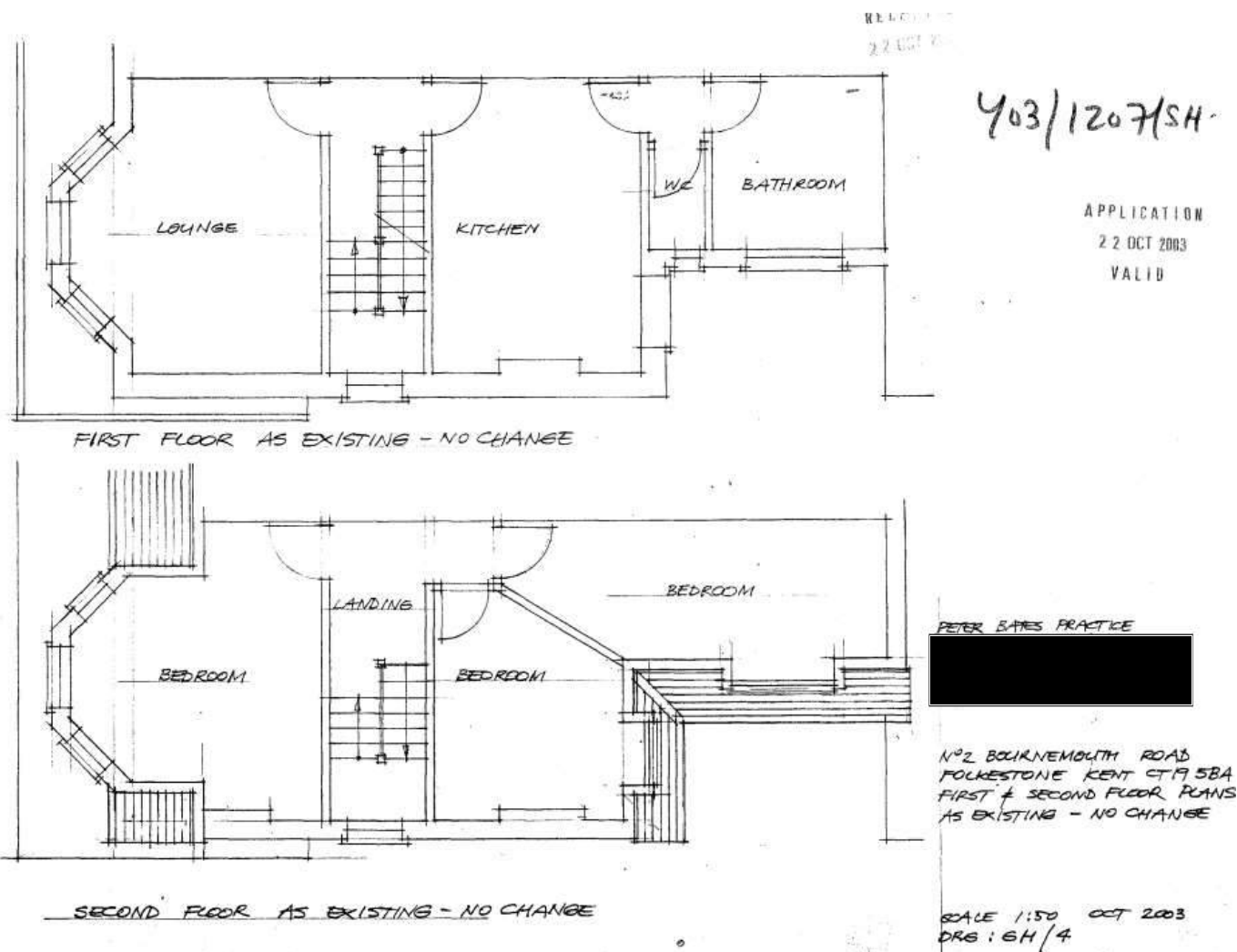


BASEMENT AS EXISTING
PART OF UPPER MAISONNETTE

PETER BATES PRACTICE

Nº2 BOURNEMOUTH ROAD
FOLKESTONE KENT CT19 5BA
PROPOSED CONVERSION OF
GROUND FLOOR INTO A
S/C STUDIO FLAT AND
SELF CONTAINMENT OF
UPPER MAISONNETTE

SCALE 1:50 OCT 2003
DRG: GH/5



Above - Decision Notice and floor plans showing the arrangement of the two flats known as 2 Bournemouth Road and 2A Bournemouth Road.

Note the basement level originally formed part of the upper maisonette at 2A Bournemouth Road as indicated on the above plans. Also note that there is only one basement level at the property. This basement level was converted in November 2019 to a self-contained flat and relates to the application 'Basement Residential Unit'.

Application No: **Y04/0981/SH**

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Mr R J Dix
c/o S.I. Chartered Building Surveyors
White Lodge
23 Audley Road
Folkestone
Kent
CT20 3QA

Take notice that The Shepway District Council, the district planning authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

situate at: REAR OF 2 BOURNEMOUTH ROAD FOLKESTONE KENT CT19 5BA
and being: CHANGE OF USE OF SHOP TO FORM A 1 BEDROOM DWELLING TOGETHER WITH INTEGRAL GARAGE (RESUBMISSION OF Y04/0568/SH).

referred to in your application for permission for development received on 16th July 2004.
This approval is subject to the following conditions:

CONDITIONS

1. The development must be begun within five years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

To ensure that the external appearance of the works when completed match that of the original and will not detract from the original and will not detract from the character of the building or the appearance of the area generally in accordance with Shepway District Local Plan policy BE1 and Shepway District Local Plan Review (Revised Deposit Draft) policy BE1.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (and any Order revoking and re-enacting that Order) (with or without modification), no windows (other than those expressly authorised by this permission) shall be constructed.

Reason:

To safeguard the privacy of the occupants of adjoining dwellings in accordance with Shepway District Local Plan Review (Revised Deposit Draft) policy SD1.

In the view of the District Planning Authority, and having taken into account all material planning considerations, there is insufficient demonstrable harm or conflict with policy arising from the proposal to warrant withholding planning permission.

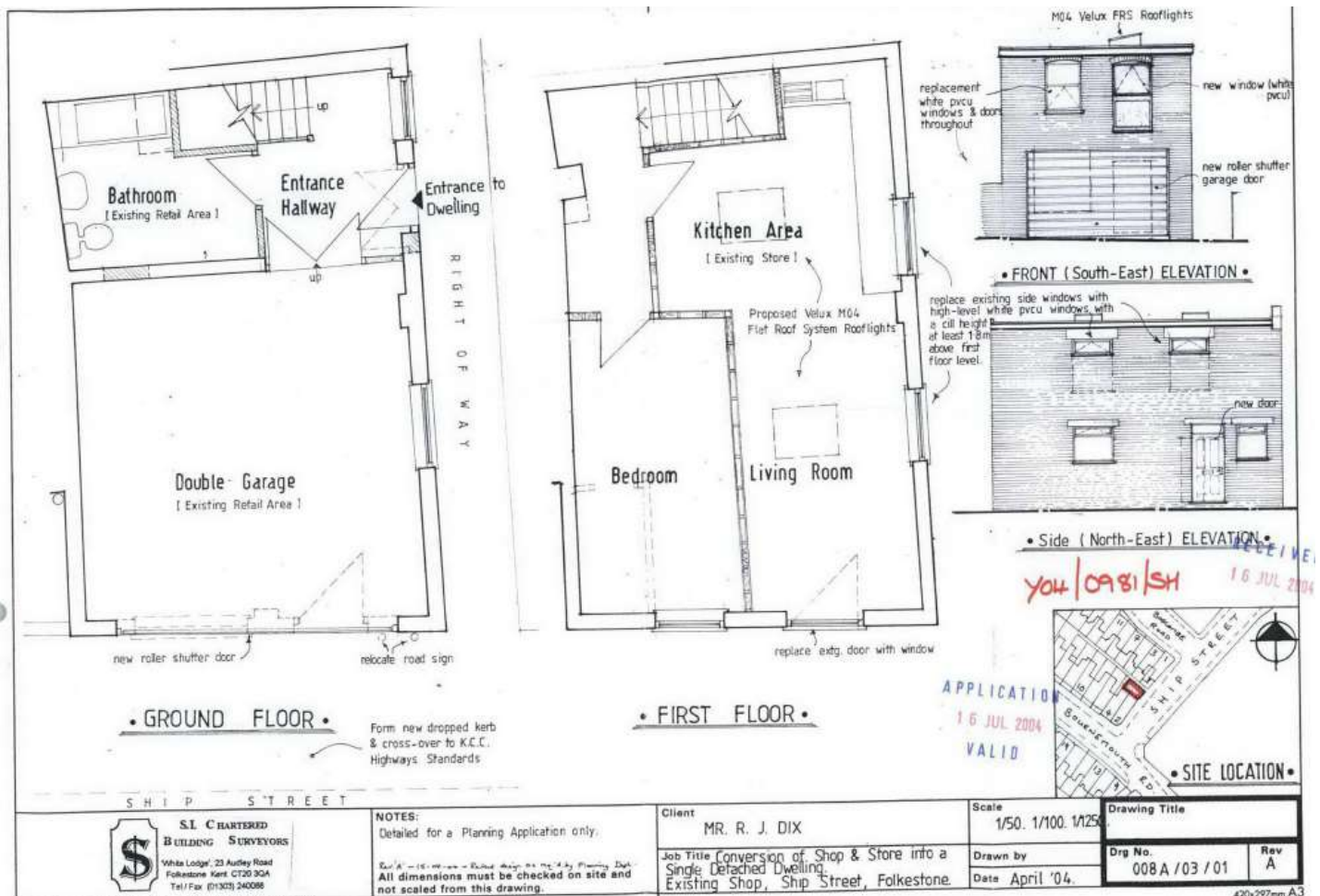
In coming to this decision, regard has been had to the following policies:

Shepway District Local Plan policies, INT1, HO1, HO7, BE1, BE7 and TR4, Shepway District Local Plan Review (Revised Deposit Draft) policies, SD1, HO1, HO10, BE1, BE8, BE11 and TR12, Kent Structure Plan policies, S1, ENV15 and T17, Kent and Medway Structure Plan policies SP1, QL1 and TP19.

Dated this 9th day of September 2004

Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

J T Stack
Head of Planning, Environmental Health &
Building Control Services



Details of this planning permission are provided to demonstrate that this property is the official 2B Bournemouth Road and should not be confused with the erroneous naming of the application 'Basement Residential Unit'. The property is located at the rear of 2 Bournemouth Road as shown on the approved plans.

Application No: **Y09/0292/SH**

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Mr R Dix
C/o Mr S Ingleston
S I Chartered Building Surveyors
8 Jointon Road
Folkestone
Kent CT20 2RG

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

situate at: 2B BOURNEMOUTH ROAD FOLKESTONE KENT CT19 5BA

and being: CONSTRUCTION OF A NEW PITCHED ROOF.

referred to in your application for permission for development received on 24th March 2009.

This Approval is subject to the following conditions:

CONDITIONS

- 1 The development must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission incorporates the details in drawing no008A/03/03 Rev A date stamped received as 18.05.09; submitted subsequent to the initial application and the development shall not be carried out otherwise than in accordance with these details.

Reason:

For the avoidance of doubt.

- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity in accordance with policies BE1 and BE8 of the Shepway District Local Plan Review and QL1 of the Kent and Medway Structure Plan.

In the view of the Local Planning Authority, and having taken into account all material planning considerations, there is insufficient demonstrable harm or conflict with policy arising from the proposal to warrant withholding planning permission.

In coming to this decision, regard has been had to the following policies:

Shepway District Local Plan Review - SD1, BE1, BE8
Kent and Medway Structure Plan - SP1, QL1

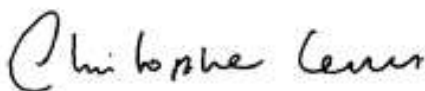
Note:

You are advised that there may be conditions attached to this permission which require the submission of further details to this Authority before the development hereby approved commences or by other specified periods. Such details must be approved by the Local Planning Authority before development commences, or by any other such period specified.

From the 1st June 2008, a fee is payable for the discharge of and compliance with conditions of £85.00 per request or £25.00 if relating to planning permission for extending or altering a dwelling house or other development in the curtilage of and ancillary to a dwelling house. (This does not apply to the discharge of conditions on listed building consents)

Requests must be made in writing and should be on the standard 1App form for Approval of Details Reserved by Condition which is enclosed. If a decision is not reached within 12 weeks of receipt of a valid submission the fee will be refunded.

Please ensure that all requests for discharge of and compliance with conditions are addressed to the Planning Manager and not sent to any other section of the Council and that they are clearly marked with the planning application reference number at the top of this decision notice.



Dated this 19th day of May 2009

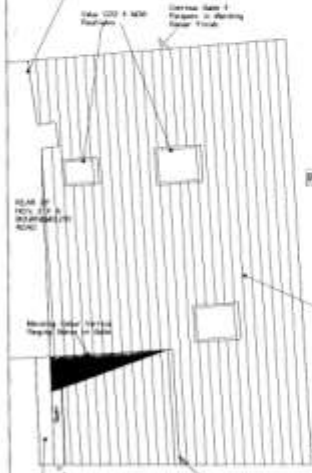
Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

C Lewis
Planning Manager

AMENDED



EXISTING ROOF TYPE - The existing roof of this structure is a flat roof.



Ref	Notes	Revisions
1	Initial	
2	Amended	

WORKS
All works must be carried out in accordance with the planning permission.

Subject to planning permission only.

Client
MPL, R. L. CH.

Job Title
Replacement of Existing Flat Roof with a Pitched Roof to New Dwelling.

Address
Rear of No. 2, Broomfield Road, Faversham, Kent CT11 5BA.

S.I. CHARTERED BUILDING SURVEYORS
100 FAWCETT ROAD
FAVERSHAM, KENT CT11 5BA
TEL: 01795 551100
FAX: 01795 551101
Email: info@si-chartered.co.uk
Website: www.si-chartered.co.uk

Scale
1/750 1/1000 1/1250

Date
Dec 09, 2010

Drawn by
006A/03/03

Rev
A