

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

Date of Decision: 4 March 2025



Email: planning@folkestone-hythe.gov.uk

C/o Mr Nicholas Brown
Kent County Homes Ltd
Unit 21 Atlas House
1 Merton Lane South
Canterbury
CT4 7BA

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 24/1887/FH

Proposal: Change of use of public house to ground floor café, supported living accommodation Class (C2) at lower ground, first and second floor, erection of 3 storey side extension and single storey rear extension, installation of photovoltaic panels and roof light to roof, alteration to ground floor front and side openings, erection of covered parking area with photovoltaic panels to roof, laying of hardstanding to rear, alteration to existing vehicular access onto Chilham Road.

Site Location: WHITE LION, 70 CHERITON HIGH STREET CT19 4HF

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

REFUSAL REASONS

- 1 The proposed supported living accommodation, by virtue of the small room sizes, poor internal communal space and lack of defensible and private external amenity space, would result in substandard living accommodation harmful to the future occupants, contrary to Policy HB12 of the Places and Policies Local Plan 2020.
- 2 The proposed side extension, by virtue of its scale, proportions and design would result in a prominent, incongruous and visually cramped form of development that would be significantly harmful to the character and appearance of the building and the visual amenity of the area, and which would harm the significance of the non-designated heritage asset. The proposal would be contrary to Policies HB1 and HB8 of the Places and Policies Local Plan 2020 and the aims and objectives of Chapter 16 of the

NPPF.

- 3 The proposed rear extension, by virtue of its prominence, form and design would amount to an incongruous structure, significantly harmful to the character and appearance of the building and the visual amenity of the area, and which would harm the significance of the non-designated heritage asset. The proposal would be contrary to Policies HB1 and HB8 of the Places and Policies Local Plan 2020 and the aims and objectives of Chapter 16 of the NPPF.
- 4 The covered parking structure, by virtue of its scale and design, would amount to a prominent and incongruous structure, significantly harmful to the character and appearance of the street scene, contrary to Policies HB1 and HB8 of the Places and Policies Local Plan 2020.
- 5 The application fails to establish the pre-development biodiversity value of the site or demonstrate that a minimum 10% Biodiversity Net Gain could be delivered as part of the development, and therefore fails to demonstrate that Biodiversity Net Gain condition could be discharged. In the absence of such information, it is considered that the proposed development would give rise to a net loss of biodiversity, contrary to policy NE2 of the Places and Policies Local Plan 2020, CSD4 of the Core Strategy Review, and the requirements of the NPPF and PPG.

Informatives and notes

- 1 This decision has been made in consideration of the following plans and particulars:
 - Site Location Plan, received 29 November 2024
 - Location Plan, received 12 December 2024
 - Pre and Post development base line maps, received 29 November 2024
 - Biodiversity Metric Calculation, received 29 November 2024
 - Biodiversity Gain Plan, received 29 November 2024
 - Bat Survey dated 1 October 2024, ref no. 2024/02/17, received 29 November 2024
 - Design & Access Statement, received 29 November 2024
 - Planning Overview, received 12 December 2024
 - Letter from Kent County Homes Ltd dated 5 February 2025, received 5 February 2025
 - Letter from Kent County Homes Ltd dated 20 February 2025, received 21 February 2025

 - Drawing no 01_WL Rev A_ Proposed South Elevations, received 12 December 2024
 - Drawing no 02_WL Rev A_ Proposed North Elevations, received 12 December 2024
 - Drawing no 03_WL Rev A_ Proposed East Elevations, received 12 December 2024
 - Drawing no 04_WL Rev A_ Proposed West Elevation, received 12 December 2024
 - Drawing no 05_WL Rev A_ proposed lower ground floor, received 12 December 2024
 - Drawing no 06_WL Rev A_ proposed ground floor, received 12

December 2024

- Drawing no 07_WL Rev A_ proposed first floor layout, received 12 December 2024
- Drawing no 08_WL Rev A_ proposed second floor, received 12 December 2024
- Drawing no 09_WL Rev A_ Proposed roof plan, received 12 December 2024
- Drawing no 11_W Rev A_ Proposed parking structure elevations, received 12 December 2024
- Drawing no 13_WL Rev B- Proposed car park plan, received 25 February 2025
- Drawing no WL_13 Rev B- Existing and proposed block plan, received 25 February 2025.

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 4 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.