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**planning@folkestone-hythe.gov.uk**  
 01303 853538



## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Claire

Surname

Boarman

Company Name

### Address

Address line 1

Almond Tree Cottage,

Address line 2

Curtis Lane

Address line 3

Town/City

Stelling Minnis

County

Kent

Country

United Kingdom

Postcode

CT4 6AE

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

Request to replace the small sections of flat roof which exist on the main house and on the single storey lounge.

Most of the house is tiled in Welsh or French slate currently. However there are some small gullies on both roofs made of a flat roof/felt material.

On Dec 6th 2024 our home suffered a devastating house fire and much of it will be rebuilt on accordance with the previous design of the house.

However the flat roof areas are unnecessary and not very robust. Approximately 65% of the roof was destroyed by fire, the building materials and the rafters have been destroyed by fire.

We wish to follow the existing pitch of the roof and replace the flat roof areas with regular A frame roof structure, using slate tiles -the same roof tiles as eisting materials

We simply want to remove the small flat roof gullies that were installed along the roof of the single storey lounge and the second storey main house.

Currently the main house building has 3 solar thermal panels. We also request permissions to increase the number of solar panels and as up to 14 solar voltaic solar panels.

Has the work already been started without consent?

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Roof

**Existing materials and finishes:**

Slate is existing. Using more slate and replacing flat roof felting.

**Proposed materials and finishes:**

Slate as existing. Following existing ridge line. Increase in number of solar panels from 3 to 17

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Side elevation of lounge roof  
Side elevation of main house roof

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

## Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

25/0241/PREAPP

Date (must be pre-application submission)

12/02/2025

As follows -

Householder permitted development allows some enlargements or alterations to the roof of a dwelling house to be carried out without the need for formal planning permission. However, permitted development rights associated with the dwelling were removed under Y04/0291/SH upon its approval. Therefore, any works to its roof would require formal planning permission in this case.

The proposed replacement of the flat roofed areas with a pitched roof affect the east and west side elevations of the dwelling. The proposed pitched roof would appear to reflect the ridge line of the existing pitched roof, and in this case, it is unlikely in my informal view to detract from the character and appearance of the existing dwelling or the visual amenities of the wider street scene. You are advised to avoid increasing the ridge height beyond the existing pitch as this may have a negative impact on the property's appearance and character.

It is of note that the site is located within Kent Downs National Landscape and Special Landscape Area, where consideration must be given to the proposal's potential impact on the Kent Downs National Landscape and Special Landscape Area, within which the application site resides. It would therefore be advisable to choose materials reflective of others used within the main building and where possible, the new roof tiles should be the same as those used on the remainder of the roof.

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In my informal opinion, the replacement of the flat roofed areas with a pitch roof, would not be harmful to the visual amenity of the countryside or the Kent Downs National Landscape and would accord with relevant local plan policies.

This pre-app advice relates to the proposed roof alterations only; however, it is noted following a visit to the site, that the property has been subject to significant fire damage and therefore should any other works, including to the need to rebuild the existing rear outrigger, it may be necessary to include these elements as part of any formal application for planning permission.

**Neighbouring Amenity**

In my informal view, there is unlikely the proposal would result in harm to neighbouring amenity.

**Conclusion**

From the information provided, and in my informal opinion, it is considered that the proposed replacement of the flat roof to a proposed pitched would be considered acceptable in the event of a formal application for planning permission being submitted. This advice is given at officer level only and does not represent the formal views of the Council. Should an application be made, the decision would be based on the submitted plans, documentation and any material considerations following the submission of a formal application. This is based purely on the information provided, without the conduction of a site visit.

## **Authority Employee/Member**

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Claire

Surname

Boarman

Declaration Date

26/03/2025

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Claire Boarman

Date

26/03/2025