

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

Date of Decision: 21 August 2025



Email: planning@folkestone-hythe.gov.uk

Mr & Mrs Roger and Ann Ward
C/o Roger Ward
Roger Ward Associated Limited
The Hoo
Wrothan Road
Meopham
DA13 0HP

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 25/1176/FH

Proposal: Prposed two storey three bedroom detached dwelling.

Site Location: Land Rear 112 & 112a High Street, Hythe, CT21 5LE

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

REFUSAL REASONS

- 1 The proposed dwelling, by virtue of its design, scale, massing, untraditional planform and lack of architectural detailing, would result in a development that would be out of keeping and visually detrimental to the surrounding area, harmful to the special character and appearance of the street scene, conservation area and to the setting of nearby listed buildings. In the absence of any overriding public benefits to justify the harm caused, the proposal is contrary to policy HB1 of the Places and Policies Local Plan 2020 and the aims and objectives of the National Planning Policy Framework.
- 2 In the absence of an up to date appropriate Arboricultural Survey or Report, the application fails to properly assess the impact of the development upon protected trees within the site, and therefore the proposal fails to demonstrate the deliverability of the scheme in accordance with BS5837-2012. The proposal is therefore contrary to policies HB1 of the Places & Policies Local Plan (2020) and paragraph 136 of the National Planning Policy Framework (2024), which seek to protect trees of significant value.

Informatives and notes

Folkestone & Hythe District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY
Telephone: 01303 853538 · E-mail: planning@folkestone-hythe.gov.uk · www.folkestone-hythe.gov.uk

- 1 This decision is based on the following drawings and documents:
0325.WD.22 Proposed Topographical Site Plan & Location Plan - received 30/06/2025
0325.WD.20 Proposed Floor Plans Dwelling - received 30/06/2025
0325.WD.25 Proposed Front Elevation South from Prospect Road - received 30/06/2025
0325.WD.26 Proposed Rear Elevation North - received 30/06/2025
0325.WD.23 Proposed Side Elevation West - received 30/06/2025
0325.WD.24 Proposed Side Elevation East - received 30/06/2025
Design Planning Heritage and Access Statement - received 30/06/2025
Preliminary Roost Assessment with Surveys - received 30/06/2025
Tree Survey Report - received 30/06/2025
Tree Survey 2nd Report - received 30/06/2025
2570/19/B/1 Tree Survey and Constraints Plan - received 30/06/2025
Archaeological assessment - received 30/06/2025
Flood risk assessment - received 30/06/2025

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 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.