

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

**Date of Decision: 3 October 2025**



Email: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk)

Mr & Mrs B Webster  
C/o Desden Harman  
Building Drawings  
124a North Road  
Hythe  
CT21 5DY

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 25/1438/FH**

**Proposal: Erection of a steel framed cladded storage shed and timber fencing to west boundary to footpath.**

**Site Location: SCHOOL HOUSE, THE STREET, LYMPNE, HYTHE, CT21 4LQ**

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

**REFUSAL REASONS**

- 1 The proposed development, by virtue of its siting outside the residential curtilage, within the open countryside outside the defined settlement boundary, would constitute an inappropriate and unjustified encroachment of development in the countryside without any overriding justification being provided. The proposal is therefore contrary to policies SS1, SS3 and CSD3 of the adopted Core Strategy 2022 and policies HB1 and NE3 of the adopted Places and Policies Local Plan 2020.
- 2 The proposed development, by virtue of its design, siting, scale, bulk and mass, would amount to an incongruous and obtrusive form of development, that would be significantly harmful to the visual amenity of the application site, wider countryside, and would fail to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. The proposal would therefore be contrary to policies HB1, HB8 and NE3 of the adopted Places and Policies Local Plan (2020), the advice of the NPPF.

**Informatives and notes**

- 1 This decision is based on the following drawings and documents:  
Folkestone & Hythe District Council  
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY  
Telephone: 01303 853538 · E-mail: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk) · [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk)

Site location plan - received 12/08/2025  
25039BW-PP-(13)03 Proposed Block Plan - received 01/08/2025  
25039BW-PP-(03)01 Proposed Plans & Elevations - received 01/08/2025  
25039BW Heritage Statement - received 01/08/2025  
Arboricultural Impact Assessment - received 01/08/2025

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](http://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.