

Objection: Planning Application 25/1651/FH – 32 Radnor Cliff, Folkestone CT20 2JJ

To:

Chief Planning Officer
Development Management
Folkestone & Hythe District Council
Civic Centre, Castle Hill Avenue
Folkestone CT20 2QY

From [REDACTED]:

Michael Bristow

[REDACTED]
[REDACTED]
[REDACTED]

Date: 12th October 2025

Dear Sir / Madam,

I write as the owner [REDACTED], located almost directly opposite the proposed site. While I support in principle the sensitive redevelopment of 32 Radnor Cliff, I must **object** to the current proposal on material planning grounds because it fails to safeguard **neighbouring amenity, outlook, local safety, and the special character of the Sandgate Conservation Area.**

1. Impact on Residential Amenity and Outlook

My property enjoys a top-floor communal living area and balcony offering open sea views, which constitute a significant element of the property's amenity and value. The proposed **height, bulk and forward placement of House A (and probably House B)** appear likely to **interrupt those sea-facing sightlines**, creating a visually enclosed aspect and materially degrading outlook and enjoyment.

While there is no legal "right to a view," planning policy protects **amenity and outlook. Policy HB1 (Quality Places Through Design)** of the Folkestone & Hythe Places & Policies Local Plan (2020) demands that development respects the amenity of adjoining or nearby dwellings (including outlook, privacy, and daylight). The **NPPF (Dec 2025, paras 131–141)** likewise requires that development should "establish a strong sense of place" and secure a high standard of amenity. The submitted Daylight, Sunlight & Overshadowing Report does **not** assess 1 Radnor Mews, leaving the impact on properties opposite untested.

2. Conservation Area and Visual Character

The site lies within the **Sandgate Conservation Area**, in the Radnor Cliff & Riviera character zone, where lateral sea-view corridors and the interface with the seafront are identified in the Conservation Area Appraisal (2009) as key features. The proposed dwellings—especially **House**

A (and probably House B)—would disrupt those corridors, diminish openness, and harm the street’s visual rhythm. Under **s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, the Council must ensure that new development **preserves or enhances** the character or appearance of the conservation area—a test this scheme fails.

3. Unassessed Impacts on Opposite Properties

The application evidence focuses on adjacent numbers (Nos. 30–34) but **omits any proper assessment of properties opposite**, including 1 Radnor Mews. Given the steep terrain and reliance on open sea views in the local spatial logic, the Council should require **verified photomontages or visual analyses** from key vantage points in Radnor Mews, other opposite properties and along Radnor Cliff to fully understand visual impacts.

4. Alignment with Other Substantive Objections

I wish to reaffirm and support the numerous neighbour objections founded in planning reason. Many correctly emphasise the **land stability and slope risk** that have not been addressed beyond the site, contrary to **Policy NE6 (Land Stability)**. Several submissions highlight how routing **all construction and long-term access via Radnor Cliff** will overburden this narrow, steep road, creating **safety, congestion and amenity impacts** under **Policy T2 (Managing Transport Demand)**.

The intensification from one dwelling to three large units constitutes **overdevelopment**, disrupting the rhythm, spacing and openness that characterise this stretch of the Conservation Area and conflicting with **Policies HB1 (Quality Places Through Design), HE1 (Heritage / Historic Environment)**, and the statutory duty under **s.72**. Together, these objections underscore how the proposed scale, excavation and access fail to respect the environment and neighbouring amenity.

5. Requested Actions / Remedies

- Require **verified view studies / photomontages** from 1 Radnor Mews, other properties opposite the site and public vantage points to compare current vs proposed sea sightlines.
- **Reassess and reduce massing / reposition** House A (and probably House B) to preserve lateral sea-view corridors and reduce enclosure of properties opposite.
- Commission or require an **independent slope stability review** including adjoining land, aligned with **Policy NE6**.
- **Redirect construction and long-term access** (especially for Unit C) via **The Riviera**, to alleviate safety and congestion problems (Policy T2).
- Provide a **robust arboricultural method statement** and retain the mature street-facing sycamore, which contributes to local character and biodiversity (Policies NE2 / C3).
- Impose conditions or revisions to secure compliance with **Policies HB1, HE1, NE6, T2, C3**, and the **Conservation Area Appraisal (2009)**.

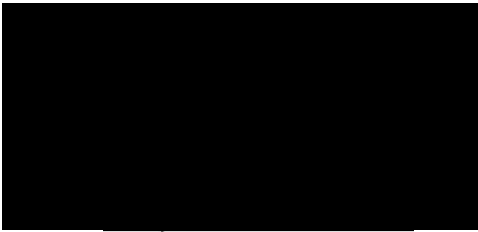
6. Conclusion

I remain supportive of redevelopment in principle, but the scheme in its submitted form would:

- Cause an unassessed and unacceptable loss of outlook from 1 Radnor Mews;
- Introduce excessive mass harmful to the Conservation Area and neighbouring amenity;
- Raise unresolved risk and safety concerns in relation to slope stability and access.

Therefore, I respectfully request that the Council **refuse the application** or require significant redesign and additional technical evidence to address these serious shortcomings in line with the **Folkestone & Hythe Local Plan** and the **NPPF (2024/2025)**.

Yours faithfully,



Michael Bristow

