

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

**Date of Decision: 17 October 2025**



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

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Wallington  
SM6 9FP

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 25/1396/FH**

**Proposal: Erection of 1 bedroom apartment and to extend existing shed to front into a larger summer house with a small workshop**

**Site Location: Land Adjoining 3 London Street, Folkestone, CT20 1RA**

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

**REFUSAL REASONS**

- 1 Due to its design, scale, layout, and choice of external materials, the proposed development would appear visually detrimental and out of keeping with the established character of the surrounding built environment. As a result, it would harm the visual quality and appearance of the street scene, contrary to Policy HB1 of the Places and Policies Local Plan and the National Planning Policy Framework.
- 2 By virtue of an inadequate gross internal area, the lack of a private external amenity space, and a failure to demonstrate that there would be adequate internal light and ventilation levels, the future occupants of the proposed dwelling would have a sub-standard level of residential amenity, contrary to Places and Policies Local Plan policy HB1 and HB3, and the National Planning Policy Framework.
- 3 The proposed dwelling, by virtue of its height and relationship with the neighbouring property, would appear overbearing, give rise to a feeling of enclosure and result in increased opportunities for overlooking by future occupiers into the adjacent garden area. This would have a detrimental impact upon the residential amenities of the neighbouring occupiers of 3 London Street, contrary to policy HB1 of the Places and Policies Local Plan

and the National Planning Policy Framework.

### **Informatives and notes**

- 1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of submitted drawings:

Proposed Front and Side Summer House Elevations DN 06  
Existing and Proposed Street Elevations DN 05  
Existing and Proposed Rear Elevations DN 04  
Proposed Plans DN 03  
Block & Location Plan DN 01

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.