

Chief Planning Officer
Folkestone & Hythe District Council
Folkestone
CT20 2QY

21 October 2025

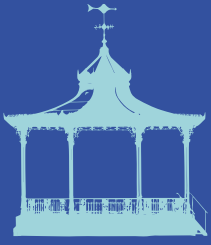
Comment on planning application

Reference no:	25/1593/FH
Site address:	55 Broadmead Road, Folkestone CT19 5AW
Proposal:	Partial demolition of existing building and conversion into 4no. residential apartments
Officer:	Robert Allan
Stance:	OBJECT

Dear Mr. Lloyd,

The New Folkestone Society's planning sub-committee considered the above application at a meeting on 21 October 2025 and has delegated powers to lodge the society's objection on the following grounds:

- This would appear to be overdevelopment of a relatively confined space, which has some challenging angles that create awkward spaces, potentially resulting in substandard living conditions.
- There is insufficient garden provision. Policy HB3 requires a private garden space the width of the dwelling and at least 10 metres long per dwelling. The proposed provision is grossly under this requirement. The provision of inset balconies overlooking a railway embankment for two of the properties is not a suitable replacement.
- KCC's Parking Standards suggest 1 parking space per dwelling. Despite being close to the station, bus stops and the town centre, residents may require a car to get to work or other locations where there is no public transport. No parking provision is inadequate and will further exacerbate issues in a CPZ.



- The provision of two 1,100 litre Euro Bins – one for general refuse and one for mixed recycling – does not meet the Council's requirements of a 180 litre waste bin, 240 litre dry recycling bin, 55 litre box for paper and card recycling, and 23 litre external food caddy per house. This requirement should be carried over to larger provision for flats, so there is no provision for paper and card recycling (and putting them with dry recycling for 4 flats would require 1,180 litre provision, so there is a shortfall). Likewise, there is no provision for a food caddy.

Yours sincerely,

Mark Hourahane
Chair, New Folkestone Society planning sub-committee