

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

Date of Decision: 7 November 2025



Email: planning@folkestone-hythe.gov.uk

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Hogs Green
Sandling Road
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CT21 4HG

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 25/1734/FH

Proposal: Retrospective application for composite cladding to all external walls. Together with reconfigured staircase to front elevation, replacement of window with french doors to lower ground floor, replacement windows to rear elevation, and increase in height of rear flat roof.

Site Location: 144 SANDGATE HIGH STREET, SANDGATE, FOLKESTONE, CT20 3BZ

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

REFUSAL REASONS

- 1 The proposed cladding, due to its material, lack of traditional detailing and its uniform application across all elevations, introduces an overly modern and incongruous appearance that conflicts with the character of the host dwelling. It results in the loss of architectural features that contribute to the building's significance and appears visually dominant within the street scene. This causes harm to the special character and appearance of the Sandgate Conservation Area and adversely affects the setting of the Grade II listed Myrtle House and Balcony House. The harm identified is considered less than substantial and is not outweighed by any public benefit. The proposal is therefore contrary to Policies HB1 and HB8 of the adopted Places and Policies Local Plan, as well as the National Planning Policy Framework.

Informatives and notes

- 1 Your attention is drawn to the fact that this refusal of planning permission is
Folkestone & Hythe District Council
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on the basis of the following submitted documents:
23090.04 Proposed Floor Plans (Received: 16/09/2025)
23090.05 Proposed Elevations (Received: 16/09/2025)
23090.01 Location Plan & Block Plan (Received: 16/09/2025)
Planning & Heritage Statement (Received: 23/09/2025)

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 to refuse permission for the proposed development or the grant of it, subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. As this is a decision to refuse planning permission for a householder application, if you want to appeal, then you must do so within 12 weeks of the date of the notice. 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 Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of a development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which had been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interests in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.