

Officer Report

Application No.	25/1945/FH
Site Address	13 GODWYN ROAD, FOLKESTONE, CT20 2LA
Officer Name	Laura Cook
Proposal	Erection of a replacement garage flat roof and alterations to the frontage.

Recommendation

Report Number	RD-438833
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	05 December 2025

Report

Site

The application site forms a two-storey detached dwelling, located on the western side of Godwyn Road, Folkestone.

The property is finished in painted render with white upvc windows, with a small two storey outrigger to the front elevation. The property features an adjoining flat roof garage to the south elevation, the garage appears to be original however, the frontage of the garage has been changed over time, and hardstanding to the front of the property to accommodate off street parking.

The site falls outside of the Folkestone Leas & Bayle Conservation Area.

Constraints

Site of Special Scientific Interest – Impact Risk Zones
 Archaeological Notification Area – Class 2

Relevant Site History

No relevant history.

Proposal

Planning Permission is sought for the erection of a replacement flat roof to the garage and alterations to the frontage.

Consultation Responses

Consultation responses are available in full on the planning file.

Folkestone Town Council – Object – we understand that the applicant wants to remove the central pillar because of modern car widths but the building is an elegant design that greatly contributes to

the appearance of the conservation area and a new door could be designed to respect the existing dual portal design with its pilasters and architraves whilst having the functionality desired.

Representations

0 representations have been received.

Relevant Policies

Places and Policies Local Plan 2020

HB1 (Quality Place Through Design)

HB8 (Alterations and Extensions to Buildings)

T2 (Parking Standards)

Core Strategy Review 2022

NPPF

NPPG

Appraisal

Design and Visual Appearance

The proposal involves replacing the flat roof of the garage and making alterations to its frontage. The replacement roof would not increase the existing height. The proposed changes to the front elevation include the addition of a new parapet wall to match the existing and the removal of the central decorative pillar. While its removal is regrettable, as it currently provides an attractive detail that breaks up the monotony of the garage façade, the impact is considered limited because the pillar is not an original feature of the site. On balance, the alteration to the garage frontage is acceptable and is not considered to be out of keeping with, or harmful to, the street scene. It is also noted that these works could likely be carried out under householder permitted development rights.

In response to the objection from Folkestone Town Council, their concerns have been considered. However, for the reasons outlined above and given that the site is not within a conservation area (the site is also separated from the FL&B Conservation Area by existing development opposite and does not contribute to its setting), the visual change resulting from the proposed works are not considered harmful.

The proposed replacement roof and frontage alterations would be finished in materials matching the existing, which is acceptable.

Overall, the proposal complies with Policies HB1 and HB8 of the PPLP.

Residential Amenity

The proposal would not harm the residential amenity of neighbouring properties to the north, east, south and west.

The application is considered to preserve neighbouring amenity and would conform with the criteria of policies HB1 and HB8 of the PPLP.

Highways and Parking

The proposal has not result in the loss of the garage on site and no harm to parking on site would result.

Other Matters

Given the nature of development, it is not considered that it would result in any harmful impact on SSSI or to buried heritage assets. It is not considered that any mitigation measures would be required in this case.

Human Rights

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Duty to Cooperate

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), December 2024 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service and, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

Public Sector Equality Duty

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and proactive approach to development proposals focused on solutions. We seek to work with applicants/agents in a positive and creative way by:

- Offering a pre-application advice service;
- Where possible, suggesting solutions to secure a successful outcome; and
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was acceptable as submitted.

Recommendation

In light of the above, it is considered that the proposal is appropriately designed and complies with the development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Recommended Conditions (3)

1

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason:

In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall not be carried out except in complete accordance with the following approved drawings and documents:

E25-109-02 Proposed Layout Plans & Elevations – Received 20.10.2025

E25-109-01 Existing Layout Plans, Elevations, Site & Block Plans – Received 20.10.2025

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

3

The development hereby approved shall be carried out in accordance with the details of materials as specified in the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity.