

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

Date of Decision: 18 December 2025



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TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 25/1531/FH

Proposal: Demolition of existing garage, creation of new driveway and dropped kerb, erection of single storey dwelling (class C3) with associated gardens and planting, perimeter fencing and hardstanding for parking.

Site Location: 69 SYCAMORE CLOSE, LYDD, ROMNEY MARSH, TN29 9LE

DECISION: APPROVE WITH CONDITIONS in accordance with the planning application and plans.

Subject to the following conditions:

- 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:
P0600 Rev 5 Proposed Location and Site Plan – received 03/12/2025
P2013 Rev 1 Elevation and Perspective Proposed – received 17/11/2025
P2110 Rev 3 Elevations Proposed – received 17/11/2025
P2210 Rev 3 Section Proposed – received 17/11/2025
P2711 Rev 5 External Views Proposed – received 03/12/2025
P2211 Rev 3 Private Rear Garden Area Calcs Proposed – received 03/12/2035

P2010 Rev 6 Ground Floor Plan Proposed – received 04/12/2025
P2011 Rev 6 Attic Plan Proposed – received 04/12/2025
P2012 Rev 5 Roof plan Proposed – received 03/12/2025
Design and Access Statement Amended Part 1 & Part 2 – received
17/11/2025

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 No development beyond the construction of foundations shall take place until details of the external finishing materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity

- 4 No development beyond the construction of foundations shall take place until details to demonstrate that the dwellings hereby permitted shall use no more than 110 litres of water per person per day have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as agreed.

Reason: In the interest of sustainable development and minimising water consumption.

- 5 In the event that at any time while the development is being carried out contamination is found it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared. The results shall be submitted to the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors

- 6 No development beyond the construction of foundations shall take place until full details of the method of disposal of both foul and surface waters have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the first use of the development hereby permitted and be retained as such thereafter.

Reason: In order to prevent pollution of water supplies.

- 7 The parking area shown on the submitted plan P0600 - Rev 4 (Proposed Location and Site Plan) for both the proposed dwelling and existing shall be provided and made available prior to the first occupation of

the proposed dwelling hereby approved, shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling(s) hereby permitted.

Reason: In the interests of highway safety and convenience

- 8 Prior to the first occupation of the dwelling hereby approved, details of the on-site provision for secure cycle storage shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the submitted details. The approved details shall be retained as such thereafter.

Reason: In the interest of residential amenity and policy T5.

- 9 No further development permitted by Classes A, B, or C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) shall be carried out.

Reason: In the interests of visual and residential amenity.

- 10 Prior to the first occupation of the proposed dwelling hereby permitted, one electric vehicle charging point shall be provided for the future occupiers of this dwelling, in accordance with specifications and in location(s) that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of sustainable development and reducing carbon emissions.

- 11 Prior to works above slab level, detailed plans showing how the development would enhance and maintain biodiversity, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be implemented and retained thereafter.

Reason: In the interest of protecting ecology and biodiversity.

- 12 No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

- 13 All hard and soft landscape works shall be carried out in accordance with

the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

- 14 Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

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.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council



Issued by the Chief Planning Officer

This decision notice consists of 5 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.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.