

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

**Date of Decision: 28 January 2026**



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Mr PJ Felce  
C/o Mr Nigel Brown  
Red House Design  
Rose Cottage  
Church Lane  
West Stourmouth  
CT3 1HS

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 25/1752/FH**

**Proposal: Erection of a single storey agricultural occupancy dwelling, together with associated landscaping.**

**Site Location: FARM YARD REAR MEADOW BARN, NORTH ELHAM HILL, ELHAM**

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

**REFUSAL REASONS**

- 1 The application provides insufficient information regarding existing accommodation within the holding, the current labour structure, the availability of suitable alternative dwellings, or the financial viability of the enterprise. In the absence of this evidence, the Council cannot be satisfied that a permanent dwelling is justified or that the scale of the proposed unit is reasonably required for the business. The proposal therefore represents an unjustified new dwelling in an unsustainable countryside location, where future occupiers would be reliant on private car use to access services. The development is contrary to Policy HB7 of the Folkestone & Hythe District Council Places and Policies Local Plan, Policies SS1, SS3 and CSD3 of the Shepway Core Strategy Review, and paragraph 84(a) of the National Planning Policy Framework.
- 2 By virtue of the design, proportions and location of the proposed dwelling, the proposal would fail to conserve, protect or enhance the landscape and scenic beauty of the Kent Downs National Landscape, the Kent Downs Special Landscape Area and the countryside in which the site is located, with significant harm to the character and distinctiveness of these areas, as well as appearing incongruous in the context of the existing development, contrary to policies HB1 and NE3 of the Places and Policies Local Plan,

policy CSD4 of the Shepway Core strategy, and paragraph 189 of the National Planning Policy Framework.

- 3 By virtue of its incongruous design, proportions and siting, the proposed dwelling would fail to preserve the setting of the adjacent listed buildings, resulting in less than substantial harm to their significance. In the absence of any public benefits that would outweigh this harm, the proposal is contrary to paragraph 212 of the National Planning Policy Framework and Policies HB1 of the Places and Policies Local Plan.

### **Informatives and notes**

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

Location Plan NEF/2268/05 A

Proposed Block Plan and Landscaping Plan NEF/2268/PD/03 A

Proposed Elevations NEF/2268/PD/02 A

Proposed Floor Plan NEF/2268/PD/01 A

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*

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.