

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

Date of Decision: 27 February 2026



Email: planning@folkestone-hythe.gov.uk

Mr Suthaharan Ratnasingam
C/o Mr Keith Yogan
Ikonic Building Design Ltd
6 Diamond Road
Ruislip
HA4 0PG

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 25/2208/FH

Proposal: Change of use of ground floor flat to retail, removal of the external staircase, alteration and extension of existing external staircase/walkways and increase the height of existing rear extensions.

Site Location: 143, 145, 147 & 147A DOVER ROAD, FOLKESTONE, CT20 1NS

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

REFUSAL REASONS

- 1 The use of the proposed first-floor walkway, by virtue of its siting and positioning in relation to neighbouring windows, would give rise to an unacceptable level of overlooking, resulting in a detrimental loss of privacy for neighbouring occupiers. As such, the development would cause harm to residential amenity, contrary to paragraph 135 of the National Planning Policy Framework and Policies HB1 and HB8 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 drawings:

Proposed Roof Plan 012
Proposed Second Floor Plan 009
Propose Second Floor Plan 009A
Proposed First Floor Plan 008
Proposed Ground Floor Plan 007
Proposed Elevations 010

Proposed Elevations 010 A
Proposed Block Plan 00BP 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

