

Ref: Y17/0004/PA / WS
Direct Dial: 01303 853490
E-mail: planning@shepway.gov.uk
Date: 7th April 2017

Mr Oliver Davis
Mulberry Tree Holdings Ltd
Yew Tree Barn
Mulberry
Chilham
Kent
CT4 8AH

Dear Mr Oliver Davis,

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

**APPLICATION NO:
Y17/0004/PA**

**LOCATION:
ROSS HOUSE ROSS WAY FOLKESTONE KENT**

**PROPOSAL:
DETERMINATION AS TO WHETHER THE PRIOR APPROVAL OF THE LOCAL PLANNING AUTHORITY IS REQUIRED UNDER CLASS O OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) FOR THE CHANGE OF USE OF A BUILDING AND ANY LAND WITHIN ITS CURTILAGE FROM A CLASS B1(A) USE (OFFICES) TO PROVIDE 16 SELF CONTAINED APARTMENTS (4 X 1-BEDROOMED, 12 X 2-BEDROOMED) WITHIN CLASS C3 USE(DWELLINGHOUSES).**

This decision notice relates to your application received in this office on 10th February 2017 relating to these works.

The Local Planning Authority hereby determines that prior approval is required for the proposed development and prior approval is hereby given subject to the following

conditions:

CONDITIONS

- 1 The area shown on the drawing 0172-PD-250 rev A as car parking spaces and turning area shall be adequately surfaced before the premises are occupied and kept available for parking purposes in association with the premises.

Reason:

It is necessary to make provision for adequate off street parking to prevent obstruction of the neighbouring highway and safeguard the amenities of adjoining areas.

- 2 Prior to the first occupation of any of the residential units hereby allowed details of a footpath link to the western parking area, together with a pair of pedestrian dropped kerbs, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed works shall be completed prior to the first occupation of any of the residential units hereby allowed.

Reason : To allow safe access for residents from the new flats to the existing highway footpath network.

INFORMATIVES

- 1 Your attention is drawn to the fact that this decision relates to submitted drawing No(s): 15.1102.02, 0172-PD-250 rev A, proposed ground floor and first floor plans (no drawing numbers).
- 2 PLEASE NOTE : Notwithstanding details on the approved plans or within associated documents the following are considered to amount to 'building operations' which would require planning permission and are not approved under this decision : bin store(s), cycle store(s), replacement of windows throughout the building.
- 3 INFORMATIVE: It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

- 4 Your attention is drawn to the need to contact the Council's Street Naming and Numbering Officer on 01303 853418 in order to have the new properties formally addressed.

You may proceed without further reference to the authority providing the works are carried out strictly in accordance with the details which you provided with your application hereby approved and the above conditions. Any material deviation from these details will be a breach of planning control which will render you liable to enforcement proceedings. If you wish to change your plans in any way, you will need to reapply.

Please note that this letter does not give clearance or approval under any other legislation including the Building Regulations. It relates only to the notification under The Town and Country Planning (General Permitted Development) (England) Order 2015.

Yours sincerely

A handwritten signature in black ink, appearing to be 'BG', written in a cursive style.

Ben Geering
Head of Planning