

**Application No:** Y19/0080/FH

**Location of Site:** Shepway Lympne Hill Lympne Hythe Kent CT21 4NX

**Development:** Erection of a single new dwelling house including basement, garden and parking (resubmission of Y17/1155/SH)

**Applicant:** Mr & Mrs Martin and Jeanne Bryer

**Agent:** N/A

**Officer Contact:** Claire Dethier

## **SUMMARY**

This application seeks planning permission for the erection of a two-storey detached dwelling with basement within the grounds of another property, known as 'Shepway'. The site is located outside of any established settlement boundary within the open countryside and is also within a designated Special Landscape Area and within the Kent Downs Area of Outstanding Natural Beauty. Given that the dwelling would be set away from local amenities, without easy access to sustainable transport modes, the site is considered to be unsuitable and an unsustainable location for a new dwelling as future occupiers would be reliant on private motor vehicle use to carry out day to day activities. In addition, the erection of a two-storey dwelling in this location would result in the erosion of the rural character of the area, detracting from the tranquil beauty of the wider Special Landscape Area and Kent Downs Area of Outstanding Natural Beauty. There are no public benefits to the application that would outweigh these concerns and on balance it is considered that the scheme would be unacceptable with regard to local and national planning policy. The application is therefore recommended for refusal.

## **RECOMMENDATION:**

<b>That planning permission be refused for the reason(s) set out at the end of the report.</b>
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## **1. INTRODUCTION**

1.1. The application is being reported to the Chief Planning Officer through the delegation plus procedure in exercising emergency delegation powers. The application had previously been due to be considered by the Planning and licensing committee due to being called-in by Cllr Philip Martin who is a member of the planning & licensing committee.

## **2. SITE AND SURROUNDINGS**

2.1. The application site comprises the wider grounds of an existing property known as 'Shepway' on Lympne Hill, which is a large Edwardian dwelling in spacious grounds surrounded by open fields. The site is located outside of any established settlement

boundary and is therefore considered to be in the countryside in planning policy terms. The nearest settlement is Lympne located approximately 0.8 miles to the north-west.

- 2.2. The site is located in a sensitive rural location within the Kent Downs Area of Outstanding Natural Beauty (AONB) and the North Downs Special Landscape Areas. To the east of the site, beyond the application site is Lympne Escarpment SSSI. The site is also identified as an Area of Archaeological Potential (see image 1).



Figure 1

- 2.3. The application site is located to the north of the private drive to the existing dwelling. The site is set higher than the existing house and is currently grassed area with hedgerows, shrubs and mature trees. Shepway is a substantial detached house set in large grounds and is set back from the road, accessed by a gravel drive. It is surrounded on three sides by open countryside/paddock areas (see Images 2-4)





Figure 2



Figure 3





Figure 4

- 2.4. The submitted Design and Access Statement states that the original house and gardens were divided into two separate units in the 1970s (forming 'Shepway' and 'East Shepway'). For the case of this application, the address is given as Shepway.
- 2.5. The total site area would be 0.1 hectares.
- 2.6. A site location plan is attached to this report as **Appendix 1**.

### **3. PROPOSAL**

- 3.1 Full planning permission is sought for the erection of a detached two-storey dwellinghouse, with basement, to the north of the existing dwelling. The building would have a two-storey red/brown brickwork façade with a Kent peg clay tiled pitched roof with solar panels and would measure a maximum of 8.4m in height. The building would feature an attached double garage with attic space above.
- 3.2 Internally, the property would comprise of three floors of living accommodation at basement, ground and first floor level containing a total of 5 bedrooms. The total internal floorspace of the property would be 232.7m<sup>2</sup>. A garden area surrounding the development site, with a patio and driveway leading to the garage is also proposed. The application plans are attached to this report as **Appendices 2&3**.
- 3.3 The application was accompanied by several reports including an Archaeological Investigation, Contaminated Land report, a preliminary ecological appraisal, a soil stability report and a design and access statement.
- 3.4 The design and access statement explains why the applicant is making the planning application explaining that the purpose of the proposal is to provide a home for the

applicant's family and that despite being located outside of any settlement, the development would be sustainable as the future occupants work within close proximity of the site and contribute to the local community and economy.

#### 4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history for the site is as follows:

Y17/1155/SH	Erection of a two storey house, part chalet style, (4 bedroom with study/5th bedroom) including basement, garden and parking.  The current submission drawings are identical to those submitted with this application.	Withdrawn following report being drafted for refusal
Y02/0353/SH	Installation of 3 no. dormer windows to the south elevation.	Approved
SH/77/226	Conversion of house into two and garage.	Approved
SH/76/991	Conversion of house into two living units.	Approved
CH/4/62/17/276	Alterations to form units living accommodation.	Approved

#### 5. CONSULTATION RESPONSES

5.1 The consultation responses are summarised below.

##### Consultees

**Hythe Town Council:** Object on the following grounds

The site is located within the Kent Downs Area of Outstanding Natural Beauty and is considered to be contrary to Saved Local Plan Review policies CO1 and CO4 and that the site is also considered to be outside the Urban Boundary.

**KCC Ecology:** Make the following comment:-

Sufficient ecological information has been provided to determine the planning application. The majority of the site is regularly managed amenity grassland and there is limited potential for protected/notable species to be impacted by the proposed construction works. The existing management of the proposed development site must continue to ensure that no suitable habitats for protected/notable species establish prior to works commencing. Conditions are recommended to be attached to any permission granted.

**Southern Water:** Make the following comment:-

The applicant is advised to consult the Environment Agency directly regarding the use of a sewerage treatment plant which disposes of effluent to sub-soil irrigation.

The applicant will need to ensure that arrangements exist for the long-term maintenance of the SUDS facilities

The detailed design for the proposed basement should take into account the possibility of the surcharging of the public sewers.

**Contamination Consultant:** Raises no objection subject to condition.

**Arboricultural Manager:** Makes the following comment:-

A full pre-development tree survey and report prepared in accordance with BS5837:2012 will need to be submitted in support of this application. The accompanying drawing (SPI/002) is not adequate enough to demonstrate what constraints are posed by existing trees and does not provide any information as to how trees will be protected against the effects of the proposed development.

**AONB Officer:** Makes the following comment:-

Object for the following reasons

- Comments are as per the previous application Y17/1155/SH
- The existing property lies in open countryside unrelated to any existing settlement
- Would have urbanisation effect on this rural area
- Result in further intrusion onto the Hythe escarpment contrary to the objectives for the local character area
- It would neither conserve or enhance the local character and distinctiveness of the AONB.

### **Local Residents Comments**

5.2 Four neighbours directly consulted. No responses received.

5.3 Responses are available in full on the planning file on the Council's website:

<https://searchplanapps.folkestone-hythe.gov.uk/online-applications/>

## **6. RELEVANT PLANNING POLICY**

6.1 The Development Plan comprises the saved policies of the Shepway District Local Plan Review (2006) and the Shepway Core Strategy Local Plan (2013)

6.2 The new Places and Policies Local Plan Submission Draft (February 2018) has been the subject of public examination, and as such its policies should now be afforded significant weight, according to the criteria in NPPF paragraph 48.

6.3 The Folkestone & Hythe District Council Core Strategy Review Submission Draft (2019) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between January and

March 2019, as such its policies should be afforded weight where there are not significant unresolved objections.

6.4 The relevant development plan policies are as follows:-

Shepway District Local Plan Review (2013)

SD1 - Sustainable Development  
HO1 - New Residential Development  
HO6 - Local Housing Needs in Rural Areas  
BE1 - Building Design, Layout and Special Needs Annexes  
BE16 - Landscape and Amenity  
U1 - Sewage and Wastewater Disposal  
TR5 - Cycling  
TR6 - Walking  
TR12 - Vehicle Parking Standards  
U1 - Sewage and Wastewater Disposal  
U4 - Groundwater Protection  
CO1 - Development in the Countryside  
CO4 - Special Landscape Areas  
CO11 - Protected Species

Shepway Local Plan Core Strategy (2013)

DSD- Delivering Sustainable Development  
SS1- District Spatial Strategy  
SS3- Place-Shaping and Sustainable Settlements Strategy  
CSD4- Green Infrastructure of Natural Networks, Open Spaces and Recreation

Places and Policies Local Plan Submission Draft (2019)

HB1- Quality Places through Design  
HB3- Internal and External Space Standards  
HB6- Local Housing Needs in Rural Areas  
HB10- Development of Residential Gardens  
T2- Parking Standards  
T5- Cycle Parking  
NE2 - Biodiversity  
NE3- Protecting the District's Landscapes and Countryside  
NE7 - Contaminated Land  
CC2 - Sustainable Design and Construction  
CC3 - Sustainable Drainage Systems (SuDS)  
HE2 - Archaeology

Core Strategy Review Submission draft (2019)

SS1- District Spatial Strategy  
SS3- Place-Shaping and Sustainable Settlements Strategy

### **Supplementary Planning Guidance/Documents**

KCC: Kent Design Guide

Kent Downs AONB Landscape Design Handbook – Key extracts as follows;

“2.2 New Built Development- seeks to ensure development respects and complements rural settlement form, pattern, character and landscape setting, reinforcing local distinctiveness;

2.7 Woodlands, Hedges and Trees- seeks to encourage increase in new trees by planting new native trees appropriate to local character.”

### National Planning Policy Framework (NPPF) 2019

- 6.5 Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraph 11 - Presumption in favour of sustainable development.

Paragraph 47 - Applications for planning permission be determined in accordance with the development plan.

Paragraph 48- Weight to be applied to emerging policies

Paragraph 79- Avoid development of isolated homes in the countryside

Paragraphs 108-110- Transport and access

Paragraphs 124, 127- Design

Paragraphs 170-173- Conserving and enhancing the natural environment

### National Planning Policy Guidance (NPPG)

Design: process and tools

Climate Change

Flood Risk and Coastal Change

Natural Environment

### National Design Guide October 2019

- C1 - Understand and relate well to the site, its local and wider context
- I2 - Well-designed, high quality and attractive  
Paragraph 53 *‘Well designed places are visually attractive and aim to delight their occupants and passers-by’.*
- N3 - Support rich and varied biodiversity

## **7. APPRAISAL**



## **Background**

- 7.1 As referred to in the submitted Design and Access Statement, the applicant has undertaken extensive discussions with Officers and managers within the planning department over recent years as to the likely outcome of a planning application for a new dwelling on this site.
- 7.2 In 2017 following pre-application discussions highlighting policy objections to such a proposal, the applicant submitted a formal planning application for a dwelling under planning reference Y17/1155/SH. The applicant withdrew the application following it being drafted for refusal. The application drawings that were submitted for that application are the same as those submitted for the current application.
- 7.3 The main issues for consideration are:
- a) Principle of development and sustainability
  - b) Design/layout/visual amenity
  - c) Residential amenity
  - d) Parking and transport
  - e) Ecology and biodiversity
  - f) Trees and landscaping
  - g) Land stability
  - h) Drainage

### **a) Principle of development and sustainability**

- 7.4 The application site is located outside of a settlement boundary as defined in Saved Policy CO1 of the Local Plan 2006. For the purposes of Saved Policy CO1, the countryside is defined as the area outside of the settlement boundaries identified on the proposals map. The application site is not adjacent to or abutting the settlement boundary of Lympne, which is located approximately 0.8m away. It is therefore located within the countryside, where Central Government and Local Policy restrict new development in principle. Exceptions to this are set out in Development Plan policy HO6.
- 7.5 Specifically, Saved Policy HO6 states that planning permission will be granted for proposals for local needs housing development within or adjoining villages of a suitable scale and type to meet identified needs provided that: -
- (a) The need cannot satisfactorily be met on sites with planning consent for housing or through an allocated site in this Local Plan or from redevelopment, infill or conversion in line with other policies in the Plan.
  - (b) The local need has been clearly identified by a detailed parish survey. It may be necessary to take into account the needs in adjacent parishes so as to relate catchment areas to settlements.
  - (c) There is no satisfactory alternative means of meeting the identified needs.

- (d) The development has been designed and will be available at a cost capable of meeting the identified local need.
- (e) The site is well related in scale and sitting, to the village and its services and is capable of development without significant adverse countryside, conservation, environmental or highway safety impact.

- 7.6 No evidence has been provided that supports an overriding need for a new house in this location other than the applicant's personal circumstances. The criteria outlined in Policy HO6 with regards to meeting housing need have not been addressed. It is considered that the requirement for a new family dwelling can be satisfactorily met through considering sites with planning permission for housing or through an allocated site in the Local Plan or from redevelopment, infill or conversion within the settlement boundary. The application is therefore contrary to Policy HO6 of the Local Plan Review. The applicant's position that the dwelling would be sustainable as the intended occupants work and attend school in the local area is not supported. The occupancy of the dwelling by specific individuals cannot reasonably be secured by planning condition.
- 7.7 The application is also contrary to saved Policy CO1 of the Local Plan, which seeks to preserve the countryside for its own sake. It has not been demonstrated that the need for a new dwelling cannot be practicably located within an existing settlement or that it requires a countryside location. The development is therefore unacceptable in principle. The benefit of the proposal in providing a net gain of one new dwelling that would contribute to the housing stock in the District would not outweigh the significant harm identified.
- 7.8 The application site is located within a Special Landscape Area and the Kent Downs AONB. Paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB, which have the highest status of protection in relation to these issues. The applicant has stated in their submission that no harm would be caused to the setting of the SLA or AONB as the dwelling would be located close to an existing dwelling, and would not be visible in the wider area. This position is not accepted. The construction of a dwelling would be readily visible from various positions in the wider landscape and the adjoining highway. The development would therefore fail to conserve or enhance the local landscape or scenic beauty of the wider AONB.
- 7.9 The site is considered to be part of the garden area of the main residence, (Shepway) a rural dwelling. Through case law it has been established that gardens of rural dwellings are 'previously developed land' by reason that gardens of rural dwellings have not been specifically referred to as being excluded, as gardens in urban areas are, in the NPPF definition of 'previously developed land'. However even if land does meet the definition of being 'previously developed' it does not necessarily mean that development is acceptable in principle on such a site.
- 7.10 The NPPF states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. At para 14 of the NPPF presumes in favour of 'sustainable development', which has a number of facets, but states that 'specific policies in this Framework indicate development should be restricted' which then also has a footnote stating 'For example those policies relating to sites.... In an Area of Outstanding Natural Beauty...'. There is no presumption in favour of development within the AONB, even if a site is previously developed land and/or were considered

to be sustainable. For the reasons outlined above, the proposal is not considered to be sustainable.

7.11 The Applicant's case regarding self-build has been given consideration. Whilst the Council has not yet allocated plots for self-build development in the District, planning permission has been granted for some serviced plots which the owner states there is no interest in. In addition, as with all residential development, self-build development should be directed towards existing settlements and sustainable locations in the first instance.

#### **b) Design/layout/visual amenity**

7.12 The proposed dwelling would create a two-storey structure with associated driveway, patio and domestic paraphernalia within a protected landscape. Notwithstanding the applicant's statements, the dwelling proposed is of a scale greater than that of a 'cottage' and in design has a full two-storey element and a more submissive element utilising space in the roof for accommodation.

7.13 The applicant claims in their submission that the house would not be seen from outside of the site. However the development would be readily visible from Lympne Hill, from multiple vantage points such as land south of the site, and from the northern part of Lympne Hill. The proposed house would sit closer to the street (Lympne Hill) than the existing houses Shepway and Shepway East, and would be elevated above the ground level of Shepway by about 4m.

7.14 Saved Policy CO4 of the Shepway Local Plan identifies the North Downs as a Special Landscape Area (SLA) and requires that proposals should 'protect or enhance the natural beauty of the SLA'. The introduction of a new dwelling into the rural area and the SLA/AONB, where new development is specifically restricted to protect the visual amenity of the landscaped, would harm the character and visual amenity of the area.

7.15 The primary objective of planning policy in respect of the Kent Downs AONB is to conserve and enhance the landscape and the natural Beauty of the Kent Downs AONB. The site lies within the wider 'Lympne Local Character Area' as defined with the 'Landscape Character Assessment' of the Kent Downs AONB and within the 'Hythe Escarpment' local character area, wherein policy seeks to conserve the open views and ensuring any new development avoids further intrusion on the scarp, along with avoiding further suburbanisation of existing properties.

7.16 The proposed development would introduce a new dwelling that is unrelated to the existing settlement pattern and would further expand and continue existing sporadic residential development in the locality, increasing urbanisation of this rural area and introduce further intrusion onto the Hythe Escapement, contrary to the objectives for this local character area.

7.17 In light of the above it is considered that the proposal would cause significant harm to the AONB, SLA and the countryside and would neither conserve nor enhance the local character and distinctiveness of the AONB, contrary to aims and objectives of Saved Policies BE1, CO1 and CO4 of the Local Plan Review, emerging Policies HB1 and NE3 of the Places and Policies Local Plan, Policy SS3 of the Core Strategy and the NPPF.

#### **c) Residential amenity**

- 7.18 There would be a sufficient separation distance between the proposed dwelling and the neighbouring property Shepway to ensure that no significant adverse impact would occur in terms of overbearing or increased sense of enclosure. The orientation of the property in addition to the separation distance and boundary treatments would ensure that no perceived or actual overlooking would occur to neighbouring properties.
- 7.19 The proposal exceeds the Council's space standards and as such Officers are satisfied that the development complies with policy emerging policy HB3 of the PPLP.

#### **d) Parking and transport**

- 7.20 The site would be accessed via the existing country lane off Lypne Hill with the proposed garage would set well back from the highway. As such it is not considered the proposal would result in highway safety concerns. KCC Highways and transportation have also raised no objection on highway safety grounds. Kent Design Guide Review: Interim Guidance Note 3 Residential Parking states that a minimum of 2 car parking spaces should be allocated for a 4+ bedroom house in a rural location which would be met under this proposal. As such, the parking provision meets the Council's requirements as set out in Saved Policy TR12 of the Local Plan and emerging policy T2 of the PPLP.
- 7.21 As such, Officers are satisfied that the development would not result in harm to highway safety or convenience.

#### **e) Ecology and biodiversity**

- 7.22 The applicant has submitted a preliminary ecological appraisal in support of the application that concludes there is limited potential for protected/notable species to be impacted by the proposed development, due to the fact that the area is managed grassland. The Council's Ecologist is satisfied that there would be no significantly negative impact upon wildlife or diversity on the site subject to a condition secure biodiversity enhancement measures on the site in accordance with policy CSD4 of the Core Strategy.
- 7.23 The suggested condition is appropriate and will ensure that the development would not result in harm to the biodiversity of the site.

#### **f) Trees and landscaping**

- 7.24 The proposed siting of the new dwelling would be in close proximity to several mature trees. These trees are not covered by a Tree Protection Order albeit their presence forms part of the rural character of the area and contributes to the wider Special Landscape Area and AONB. The Council's Arboricultural Manager considers that the information submitted with the application in relation to these trees is insufficient, and no detail has been provided as to how the trees would be protected during construction work on the site. In the absence of this information, it is considered highly likely that the trees surrounding the site would be affected by the development. Given that the potential loss of such trees in this location would cause harm to the setting of the wider Special Landscape Area and AONB, if Members were minded to grant planning permission for the proposal, it would be advisable to require a tree survey to be provided ahead of any grant of planning permission. This would enable Officers to assess whether it is possible to construct the development in the proposed location without damaging or needing to remove the trees in question.



## **h) Land stability**

- 7.25 Saved policy BE19 of the Shepway Local Plan Review requires that development in areas of land instability will not be granted unless investigation and analysis has been undertaken which clearly demonstrates that the site can be safely developed and the proposed development will not have an adverse effect on the slip area as a whole.
- 7.26 With respect to the matter of land stability the NPPF advises in paragraphs 120, 121 that 'responsibility for securing a safe site rests with the developer and/or landowner' and that planning decisions should ensure that the site is suitable for its new use taking account of various matter including ground conditions and land stability.
- 7.27 The report refers to geological and geomorphological conditions in the area, historic investigations (archaeological) and historical known land slips. Using these sources it concludes that the application site is within an area influenced more by periglacial action than the retreating escarpment and ground conditions can be established by a trial trench prior to the foundation design being finalised. Groundwater seepage in the area will need to be intercepted using an appropriate foundation design (piled or raft foundations) the land stability of adjoining land will not be affected and no special measures (other than those already discussed in the report) are necessary to ensure stability of soils during the construction phase.
- 7.28 Given that the exploratory trenching to confirm the anticipated land conditions have not yet taken place and the design of the foundation has not been finalised this matter can be dealt with via planning condition, and with the use of such a condition no objection is raised in respect to land stability.

## **i) Drainage**

- 7.29 The application submission includes reference to drainage using Sustainable Urban Drainage Systems (SUDS). Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, in the event that the application was approved the onus would be on the applicant to ensure that arrangements exist for the long-term maintenance of SUDS facilities. Southern Water have stated that it is critical that the effectiveness of these systems is maintained in perpetuity. A detailed drainage plan for the dwelling could be secured by planning condition. As such, it is considered that if this application were to be approved, this matter could be dealt with by condition.

## **7.30 Environmental Impact Assessment**

- 7.31 In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

## **Local Finance Considerations**

- 7.32 In accordance with policy SS5 of the Core Strategy Local Plan the Council has introduced a Community Infrastructure Levy (CIL) scheme, which in part replaces planning obligations for infrastructure improvements in the area. The CIL levy in the application area is charged at £111.15 per square metre for new residential floor space.

## **Human Rights**

7.33 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.

## **Public Sector Equality Duty**

7.34 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.

It is considered that the application proposals would not conflict with objectives of the Duty.

## **Working with the applicant**

7.35 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner.

## **8. CONCLUSION**

8.1 The application site, away from established settlements and local amenities, is not a suitable or sustainable location for new residential development. Furthermore, the proposed development would have a harmful impact upon the setting and character of the surrounding countryside, SLA and AONB. For these reasons, overall it is considered that the harm which the development would cause outweighs the very limited personal benefits it would deliver, and the application is therefore recommended for refusal.

## **9. BACKGROUND DOCUMENTS**

9.1 The consultation responses set out at Section 5.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

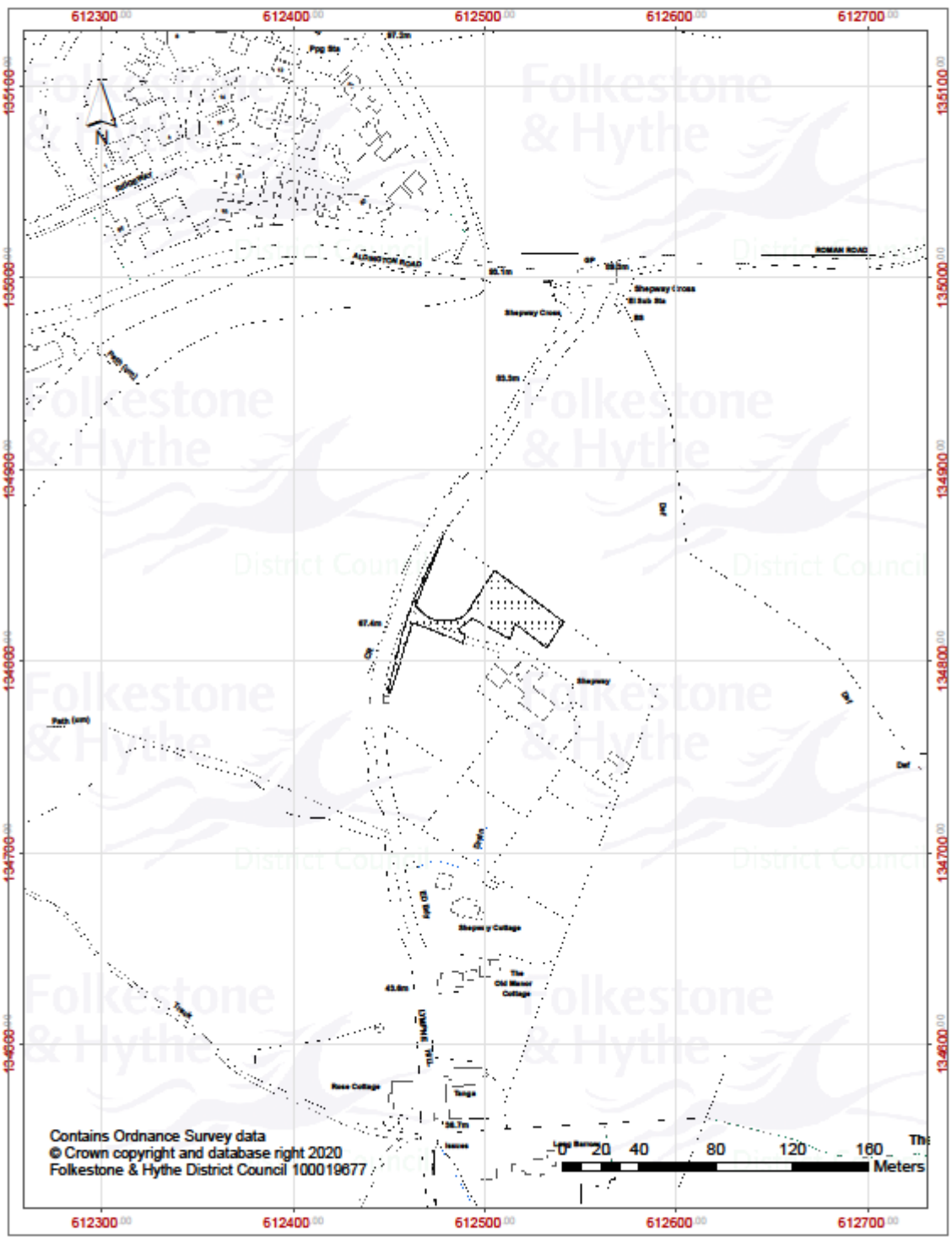
## **10. RECOMMENDATIONS**

**That planning permission be refused/for the following reason(s):**

1. The application site, being a significant distance from an existing settlement boundary or local amenities, in the absence of access to sustainable transport modes, or safe routes for pedestrians represents an unsustainable location for a new dwelling. As a result the occupiers of the proposed dwelling would rely on car movements to access all amenities. No demonstration of an essential need for the dwelling within the countryside has been submitted and as such the proposal is contrary to saved policies SD1 and CO1 of the Shepway District Council Local Plan Review, policies DSD, SS1, SS3 and CSD3 of the Shepway Core strategy and the NPPF which seek to direct new residential development towards existing settlements and sustainable locations.
  
2. The proposal fails to conserve, protect or enhance the landscape and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty, the Kent Downs as a Special Landscape Area and the countryside in which the site is located. The proposal would result in significant harm to the local character and distinctiveness of the AONB, SLA and this part of the countryside by introducing built development into the garden area of an existing dwelling, unrelated to any existing settlement, and would be very apparent from the street, consolidating the sporadic residential development in the locality and increasing urbanisation of the rural area and further intrusion into the Hythe Escarpment local character area. The proposal is contrary to saved policies SD1 and CO4 of the Shepway District Council Local Plan Review, policies DSD and CSD4 of the Shepway Core strategy and paragraph 170 of the National Planning Policy Framework.

# Appendix 1 – Site Location Plan

Y19/0080/FH  
Shepway  
Lympne Hill  
Hythe





Appendix 2 – Proposed elevations



Appendix 3 – Proposed floorplans

