

Decision made by: Chief Planning Officer under delegated powers, Part 8 of the Constitution

Subject: Y19/0080/FH - Shepway Lympne Hill Lympne Hythe Kent CT21 4NX

Date decision taken: 11 June 2020

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

The Strategic Development Manager explained that there were no updates since the report was published.

No comments had been received from any Member of the Planning & Licensing Committee.

The Chief Planning Officer requested a change to wording of reason for refusal no. 2 and delegated powers to the Strategic Development Manager to make this change.

DECISION:

1. That planning permission be refused for the reason(s) set out at the end of the Report subject to a change to wording of reason for refusal no. 2 and delegated powers to the Strategic Development Manager to make this change.

Reasons for decision:

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.

Alternative Options (if any)

None

Members consulted:

All Planning and Licensing Committee Members.

Declaration of Conflict of Interest by any Councillor Consulted

None

Background Documents:

None

Contact Person

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Management Lead Specialist

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The decision set out above (as amended if applicable) was made by me and I confirm that I have no personal or prejudicial interest in the matter.

Signed:



**Llywelyn Lloyd,
Chief Planning Officer**

Date: 11 June 2020