

Application No: 21/0132/FH

Location of Site: Shanklyn, Park Road, Littlestone, TN28 8NJ

Development: The erection of a single storey dwelling set within the boundary of an existing property, with parking for one vehicle using the existing access. Re-submission of 20/0146/FH

Applicant: Tony Coombes

Agent: Tony Coombes, 34 Detmold Road, Clapton, London, E5 9NJ

Officer Contact: Natasha McCann

SUMMARY

Full planning permission is sought for the erection of a detached two bedroom bungalow and associated external areas with the rear garden area of Shanklyn, Park Road. The proposed dwelling would measure approx. 76 square metres, set to the south east of the site with a drive way to the west of the dwelling. The dwelling would be traditional in appearance with a pitched roof and would be finished in red brick, clay tiles and white UPVC openings.

This application follows a recently withdrawn application for a three storey dwelling (ref: 20/0146/FH). That application was withdrawn, following discussions, on the basis that the application was unacceptable due scale and design which would result in visual harm to the character of the area and residential amenity.

While there has been local objection from neighbouring occupiers and the Town Council, the proposal is considered to meet local and national policy requirements, and there are no material considerations which would indicate that planning permission should be refused. The application is therefore recommended for approval.

RECOMMENDATION:

That planning permission be granted subject to the conditions set out at the end of the report.
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1. INTRODUCTION

1.1. The application is reported to Committee because it is recommended for approval contrary to the Town Council's objection.

2. SITE AND SURROUNDINGS

2.1. The application site comprises a detached dwelling located at the junction of Park Road and Queens Road set within a spacious plot, which benefits from a generous sized rear garden area. The proposed severance of the plot would allocate approx. 140 square metres of the west of the plot to the new dwelling with approx. 376 square metres retain within the ownership of the host dwelling.

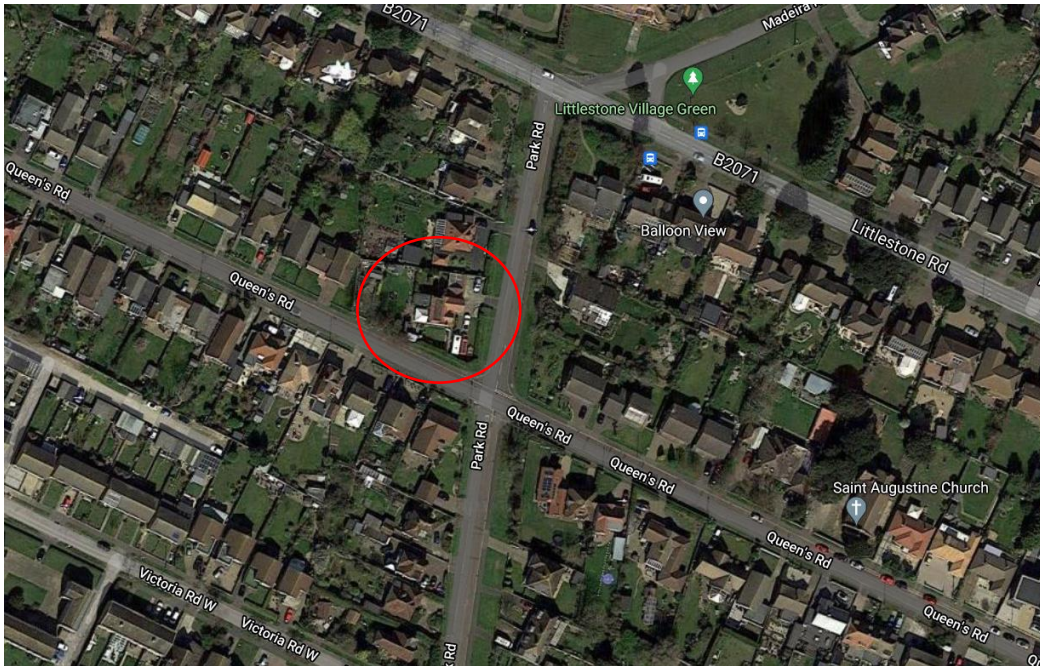


Figure 1. Ariel photograph of site

- 2.2. The wider street scene is formed of predominately detached dwellings of varying form and architectural styles, including bungalows and chalet bungalows. Much of Littlestone as a wider area comprises residential developments of a similar age that are not particularly reflective of the traditional built character to be found in the centre of neighbouring New Romney; houses are generally set along straight roads running inland from the sea, which creates a distinct linear pattern to the village.



Figure 2. View of the site facing east along Queens Road



Figure 3. View of the site facing west along Queens Road

- 2.3. The site lies within the Romney Marshes Landscape Character Area and set within an area of archaeological potential.

3. PROPOSAL

- 3.1 Full planning permission is sought for the erection of a detached two bedroom bungalow and associated external areas with the rear garden area of Shanklyn, Park Road. The dwelling would include a kitchen, living room, 2no bedrooms, 1no bathroom and storage area. The dwelling would benefit from a rear garden and side driveway. The proposed dwelling would measure approx. 76 square metres, set to the south east of the site with a drive way to the west of the dwelling. The dwelling would be traditional in appearance with a pitched roof and would be finished in red brick, clay tiles and white UPVC openings.



Figure 4. Block Plan

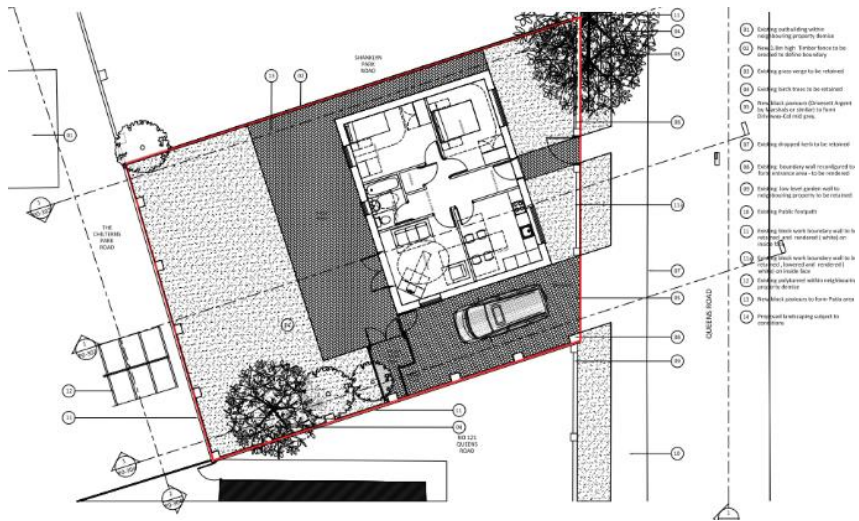


Figure 5. Proposed Site Plan/Ground floor plan

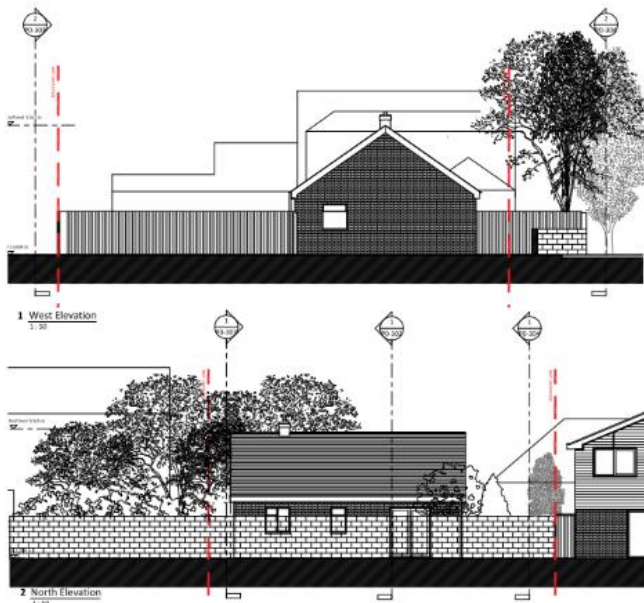


Figure 6. Proposed West and North elevations

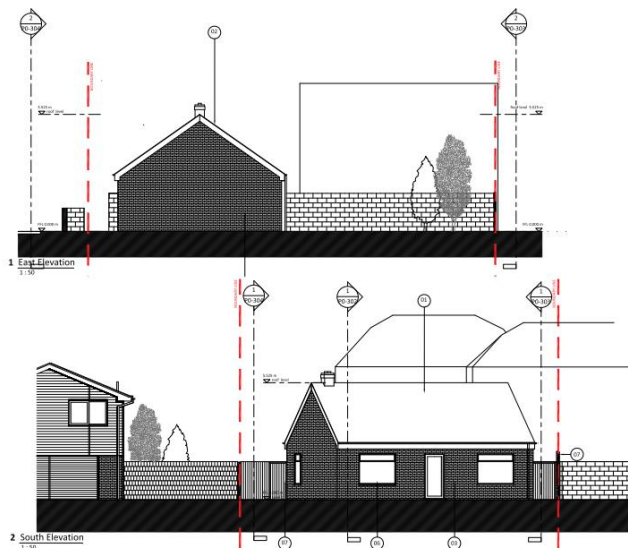


Figure 7. Proposed East and South elevations

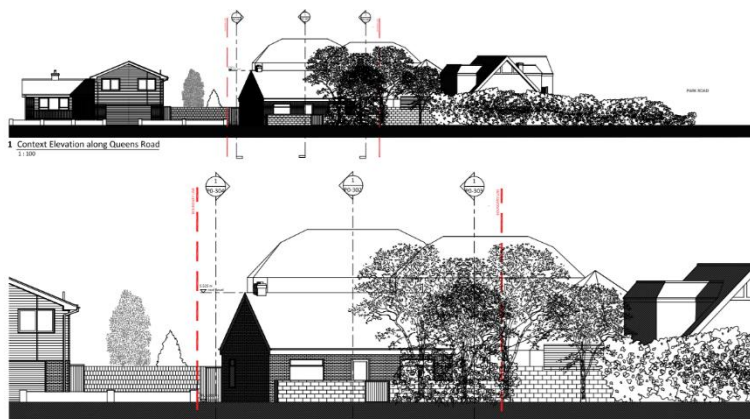


Figure 8. Proposed townscape context elevation

4. RELEVANT PLANNING HISTORY

- 4.1. 20/0146/FH - The erection of a three storey dwelling set within the boundary of an existing property. – Withdrawn

5. CONSULTATION RESPONSES

- 5.1 The consultation responses are summarised below.

Consultees

New Romney Town Council: Objects to the application stating that the application should be refused on the grounds that it is contrary to HB10 Part 3, T2 and TR3.

KCC Ecology: No objection, subject to conditions and informative.

KCC Highways: This development proposal does not meet the criteria to warrant involvement from the Highway Authority.

Natural England: No objection.

Local Residents Comments

5.2 Six neighbours directly consulted. Three letters letter of objection have been received.

5.3 I have read all of the letters received. They key issues are summarised below;

- Out of character and harmful impact to the street scene
- The host dwelling on the site has already been overly extended
- The proposed roof form would allow for future conversion or extensions
- At odds with the building line
- Harmful impact to highway safety at the junction and increase in traffic
- Harm to trees
- Back garden development which is not supported
- Visitor parking

5.4 **Ward Member:** No response

5.5 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 Places and Policies Local Plan 2020 and the Shepway Core Strategy Local Plan 2013.

6.2 The Folkestone & Hythe District Council Core Strategy Review Submission Draft (2019) was submitted to the Secretary of State on 10 March 2020. Inspectors were appointed to examine the plan on 19th March 2020 and public hearings were held from 15th to 18th December 2020, from 5th to 12th January 2021 and from 29th June to 1st July 2021. The Inspectors wrote to the council on 1st July 2021 to state that the Core Strategy Review complies with the duty to cooperate and can be made 'sound' by amendment through main modifications. The Inspectors followed up their initial assessment by letter on 16th July 2021, stating that, subject to main modifications concerning detailed policy wording, they consider that the plan's spatial strategy and overall

approach to the district's character areas and settlements is sound. The Inspectors find that the housing requirement is justified and that the Core Strategy Review will provide an adequate supply of housing over the plan period and at least a five year supply of housing land at the point of adoption. In accordance with National Planning Policy Framework (2021) paragraph 48, the policies in the Core Strategy Review should therefore be afforded significant weight, having regard to the Inspectors' outline of main modifications required.

6.3 The relevant development plan policies are as follows:

Places and Policies Local Plan (2020)

HB1 – Quality Places through Design
HB3 – Internal and External Space Standards
HB10 – Development of Residential Gardens
T2 - Parking Standards
T5 - Cycle Parking

Shepway Local Plan Core Strategy (2013)

DSD (Delivering Sustainable Development)
SS1 (District Spatial Strategy)
SS3 (Sustainable Settlement Strategy)
SS5 (District Infrastructure Planning)
CSD1 (Balanced Neighbourhoods)
CSD2 (District Residential Needs)
CSD5 (Water Efficiency)

Core Strategy Review Submission draft (2019)

SS1 (district spatial strategy)
SS2 (housing and economy growth)
SS3 (place-shaping and sustainable settlements)
CSD2 - District Residential Needs

6.4 The following are also material considerations to the determination of this application.

Government Advice

National Planning Policy Framework (NPPF) 2021

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.

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

7.1 This application follows a recently withdrawn application under reference 20/0146/FH. The previous application proposed a three storey dwelling which was withdrawn following discussions between the agent and the case officer on the basis that the application was unacceptable due to its overly large scale and design which would result in harm to the character of the area and neighbouring amenity. The revised scheme has reduced the scale, bulk and mass of the dwelling.

7.2 In light of the above the main issues for consideration are:

- a) Principle of development
- b) Character and appearance
- c) Amenity of adjoining residents
- d) Amenity of proposed occupants
- e) Access and parking
- f) Impact on trees and biodiversity
- g) Drainage
- h) Contamination

a) Principle of development

- 7.3 Policy SS3 (Place Shaping and the District's Sustainable Settlements Strategy) of the Core Strategy 2013 and the 2020 Review indicates that development within the District shall be directed towards existing sustainable settlements in order to protect the open countryside. The policy states that 'change in settlements will be managed to occur in a form that contributes to their role within the Settlement Hierarchy and local place-shaping objectives, to promote the creation of sustainable, vibrant and distinct communities.
- 7.4 The site is located within the defined settlement boundary and the proposal is therefore considered to be acceptable in principle, subject to material planning considerations, which will be considered below in this report.
- 7.5 Whilst it is acknowledged that the NPPF states that windfall housing sites should not include residential gardens in relation to housing delivery, in the context of the support of sustainable development in existing settlements, garden development cannot be resisted in principle, unless significant harm is identified. Whilst gardens add to the character of urban areas and soften the built environment, they can also provide suitable and well located development sites.
- 7.6 It is therefore important to manage the development of residential gardens, and policy HB10 of the PPLP sets out criteria against which development proposals in residential gardens should be assessed. It states that development proposals involving partial redevelopment of residential garden land within settlement boundaries will be permitted provided that:
1. The proposal responds to the character and appearance of the area, as well as the layout and pattern of the existing environment, taking into account views from streets, footpaths and the wider residential and public environment;
 2. The plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of nearby buildings, the amenity of adjoining residents and the requirements for living conditions set out in Policy HB3: Internal and External Space Standards;
 3. Adequate access and parking is provided; and
 4. The proposal incorporates established trees wherever possible. Any loss of biodiversity value on the site is mitigated, and where practicable, measures to enhance biodiversity through habitat creation or improvement are incorporated.

7.7 These points will be dealt with in the following paragraphs

b) Character and appearance

7.8 Looking firstly at the character of the area, the application site forms part of the residential garden of the existing dwelling Shanklyn, which is set within a large corner plot which follows the building line of the properties to its north, in Park Road. Its position within its large plot at the junction of the two roads leaves a large garden area between it and the adjacent property in Queens Road. Whilst development in Queens Road is relatively uniform in terms of how it addresses the street, the frontage to Park Road is less uniform and being a corner plot, Shanklyn addresses both Park Street and Queens Road. This is common in the area at road junctions, where corner properties are located so as to address two streets and turn the corner.

7.9 In order to provide an adequate rear garden, the proposed dwelling would be set forward in the application site, in line with the elevation of Shanklyn which fronts Queens Road. This does however position it further forward than the adjacent dwelling to its west in Queens Road. Whilst the existing building line in Queens Road is largely uniform, as stated in the preceding paragraph, there are also examples at corner plots, where some houses are forward of the general building line so as to address the corner in street scene terms. Given the proximity of the site to the corner of Park Road and Queens Road, it is considered that in the street scene, the dwelling will be read as a means of addressing the corner, rather than being at odds with the existing building line in Queens Road. The proposed dwelling would also be smaller in scale than the adjacent dwellings to the east and west, so it is not considered that it would appear overly prominent or disproportionately large within the street scene.

7.10 Plots in Queens Road are spaced in close proximity to each other and as Shanklyn is located to the far east of its plot, this leaves a large expanse of residential garden between the host building and properties along Queens Road which is not typically characteristic. As such, dividing this plot into two would not have a detrimental impact upon the character and appearance of the area or on the layout and pattern of the existing environment. The resulting new plot would not be as deep as other properties in Queens Road but in width terms, and when viewed in the street, it would be comparable. It is considered that the proposed plot is of an appropriate size and shape to accommodate the proposal without harming the street scene or character of the area.

7.11 Access would be provided from Queens Road with off street parking proposed to the driveway, which replicates access arrangements in Queens Road. Some vegetation would be removed to accommodate the new dwelling and division of the plot however a landscaping scheme would be conditioned.

7.12 Turning to the appearance of the proposed dwelling, the area surrounding the site is a mix of two storey houses, chalet bungalows and bungalows. The

proposed design approach takes its design cues from the dwellings immediately surrounding the site in terms of materiality and design elements. It is single storey with a pitched roof and the proposed materials are red brick with clay tiles.

7.13 For these reasons, it is considered that the proposed development responds to the character and appearance of the area, reflects the layout and pattern of development and the resulting plot is of an appropriate size and shape to accommodate the proposed dwelling. As such, the proposal satisfies criteria 1 and 2 of Policy HB10 in these particular respects.

c) Impact on the residential amenity of adjoining residents

7.14 The proposed dwelling has been designed with its outlook largely from the front and rear elevations, and given that it is single storey with no windows at first floor level, it would not negatively affect any neighbouring properties.

7.15 One west facing side elevation window is proposed, but this is at ground floor, and due to the orientation of the proposed dwelling in relation to the adjacent property at 121 Queens Road, this will look onto the front garden and not result in a loss of privacy. Ground floor windows in side elevations are not uncommon in any event, but in order to retain control over any other window openings in the side elevations a condition will be added to the application which would require any addition side elevation windows to have planning consent and as such could be controlled by the Council.

7.16 Given the position, orientation and height of the proposed dwelling, and distance to neighbouring dwellings, the proposal would not result in an overbearing form of development harmful to the residential amenity of neighbouring occupiers. Therefore the proposal accords with the requirements of point 2 of policy HN10 as well as policy HB1 of the Local Plan (2020) and paragraph 127 of the NPPF.

d) Amenity of proposed occupants

7.17 The proposed development comply with the Councils internal space standards and in providing a full width 10m rear garden would comply with policy the Council's external garden requirements.

e) Access and parking

7.18 The proposed dwelling would be accessed via a new dropped kerb off Queen's Road to provide a new vehicular crossover which will be subject to a separate application. The proposed layouts illustrate 1 formal, vehicular parking spaces. As such, the required parking provision for a dwelling of this size can be suitably

accommodated, and it is considered that the provision of 1no off-street parking spaces would be adequate to serve the proposed 2no bedroom dwelling.

- 7.19 The number of additional vehicle movements generated as a result of the proposed dwelling would not be significant to intensify the use of Queen's Road, to the extent it would be considered harmful to highway safety.
- 7.20 The proposal would not compromise car parking provision for the existing dwelling as the current parking and access arrangements would remain unaltered for this property.
- 7.21 KCC Highways and transportation raise no objection to the development.
- 7.22 In light of the above I am satisfied that the development is acceptable in terms of highway safety.

f) Impact on trees and biodiversity

- 7.23 The application site is currently part of the garden serving Shanklyn and is largely open apart from trees to the southern and western boundary. These trees are not protected by a Tree Preservation Order however are annotated on the site plan to be retained. No additional information in relation to trees or landscaping has been submitted however a condition will be added to the application to ensure a landscaping scheme is submitted to the council prior to construction and is agreed in writing.
- 7.24 No ecological information has been submitted with this application however the ecology officer states that the proposed development has limited potential to result in harmful ecological impacts given the lack of ecological features, urbanised/maintained nature of the site and relatively small scale of the proposed development. As such, they are satisfied that there is no requirement for an ecological survey to be carried out. However, two informatives are suggested in relation to bird breeding and ecological enhancement. Point 4 of Policy HB10 is therefore considered to be complied with.

g) Drainage

- 7.25 The site lies within Flood Zone 1, and therefore has a low probability of flooding. Therefore flood risk would not be considered a constraint to the proposed development.

h) Contamination

- 7.26 A condition will be added to the application to ensure that if contamination is found to be present on site then no further development (unless otherwise

agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. This is in order to ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.

Environmental Impact Assessment

- 7.27 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

- 7.28 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.
- 7.29 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 (Zone B) is charged at £57.86 per square metre for new residential floor space.

Human Rights

- 7.30 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

7.31 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

7.32 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 design and layout of the scheme is considered acceptable. It is considered that the scale, massing and design would preserve the character of the surrounding area in accordance with policies HB1 and HB10 of the PPLP (2020). The proposed dwelling is not considered to result in harm to neighbouring amenity and would provide a high level of accommodation for future occupants. Details regarding landscaping and vehicle and cycle parking could be secured by condition as it is considered that the site can be safely and satisfactorily developed. As such it is recommended that planning permission be granted.

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 granted subject to the following conditions and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

Conditions:

1. The development must be begun within three years of the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans;

- Proposed block plan - P0-100 Rev B: Received 25th January 2021

- Proposed east & south elevations - P0-303 Rev B: Received 25th January 2021

- Site location plan - P0-099: Received 25th January 2021

- Existing townscape context elevation - EX-301: Received 25th January 2021

- Proposed townscape context elevation - P0-301 Rev B: Received 25th January 2021

- Existing section AA & BB - EX-302: Received 25th January 2021

- Proposed ground floor plan - P0-101 Rev B: Received 25th January 2021

- Existing ground floor plan - EX-101: Received 25th January 2021

- Proposed roof plan - P0-104 Rev B: Received 25th January 2021

- Proposed section AA - P0-302 Rev B: Received 25th January 2021

- Proposed west & north elevations - P0-304 Rev B: Received 25th January 2021

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of the Development Plan.

3. The development hereby approved shall be carried out in complete accordance with the details of materials as specified in the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appropriate appearance of the completed development and in the interests of visual amenity.

4. The parking space within the front forecourt on the hereby approved drawing P0-101 Rev B proposed ground floor plan received 25th January 2021 shall be

kept available for domestic parking purposes in connection with the dwelling hereby permitted at all times, with no obstruction thereto.

Reason: To ensure the permanent retention of the space for parking purposes within the curtilage of the site in order to avoid obstruction of the highway and safeguard the amenities of adjacent properties in accordance with policies T2 of the Local Plan.

5. No construction work above slab level shall take place until full details of both hard and soft landscape works, including boundary treatments, have been submitted to the Local Planning Authority including tree planting in mitigation of any lost, an implementation programme and a maintenance schedule. No building shall be occupied until an approved landscaping scheme has been carried out in accordance with the approved details unless an alternative timescale has been agreed with the local planning authority. The soft landscape works shall be maintained in accordance with the agreed maintenance schedule.

Reason: In order to protect and enhance the appearance of the area.

6. The development hereby permitted shall not be first occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason: In accordance with the requirements of policies CSD5 and SS3 of the Shepway Core Strategy Local Plan 2013 which identify Shepway as a water scarcity area and require all new dwellings to incorporate water efficiency measures.

Water efficiency calculations should be carried out using 'the water efficiency calculator for new dwellings'
<https://www.gov.uk/government/publications/thewaterefficiency-calculator-for-new-dwellings>.

7. If, during development, contamination identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.

NOTE: any surface or fly-tipped waste materials should be removed to suitable permitted sites as part of any site clearance/preparation works.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2015 (or any Order revoking or re-enacting those Orders) no development falling within Class(es) A, B, C and E of Part 1 of Schedule 2 to the said Order shall be carried out without the prior consent in writing of the Local Planning Authority.

Reason: In the interest of neighbouring amenity in accordance with policies SD1, BE8 of the Shepway District Local Plan Review and policies HB1 and HB8 of the Places and Policies Local Plan.

Informative

1. Your attention is drawn to the requirements of the Building Regulations 2000 and the possibility of the need to obtain consent under such regulations. Prior to implementing this permission, you should seek advice from Building Control as to whether or not to make an application. Advice and application forms are available from the Civic Centre, Folkestone (telephone numbers 01303 853538). Alternatively another building control body may be able to assist.
2. Please view the Considerate Constructors Scheme at <http://www.ccscheme.org.uk/index.php/company-registration/how-to-beveryconsiderate/company-code-of-considerate-practice>.
3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are present on the application site and are assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.
4. Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. To make an application visit: developerservices.southernwater.co.uk and please read their New

Connections Services Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developingbuilding/connection-charging-arrangements.

5. 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.

Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack. 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 <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highwayland/highway-boundary-enquiries>. 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.

6. 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.

Appendix 1 – Site Location Map