

# CAPEL-LE-FERNE PARISH COUNCIL

*Clerk to the Council*  
Maureen Leppard



Capel-le-Ferne

39 Victoria Road  
Capel-le-Ferne, Folkestone, Kent. CT18 7LT

Tel: 01303 259564

Email: [clerkcapellefernepc@btinternet.com](mailto:clerkcapellefernepc@btinternet.com)

Website:

<https://www.capellefernepc.org.uk/>

12 June 2023

Miss Rachel Morgan  
Case Officer  
Planning Department  
Dover District Council  
White Cliffs Business Park  
Dover  
CT16 3PJ

Dear Miss Morgan

**Re: 22/00143 | Erection of a detached dwelling, new vehicular access and associated parking | Land Adjoining Cilcain Winehouse Lane Capel Le Ferne CT18 7HU**

The amended plan seems significantly different from the original that was submitted, so why the complete change? The new proposed drawings showing the build repositioned on the site, appear vague and give rise to the following issues:

- The front and rear elevations indicate that the base of the build is at a higher level than Winehouse Lane, yet the side elevation indicates that the base of the build is at the same level as the neighbouring property in Winehouse Lane, which sits lower than the adjacent plot of land.
- The plot which does not appear as big as the architects drawing indicates.
- Access to the driveway is not clear. The site layout plan does not clearly indicate how the driveway accesses Winehouse Lane.
- There are no drawings that indicate the roof height of the proposed building in relation to the adjacent property in Winehouse Lane.
- The new building seems quite close to the existing house in Winehouse Lane.
- The site layout plan indicates that the proposed building extends across the footpath belonging to Cilcain. Has this been agreed with the residents of Cilcain? The footpath issue must be resolved.
- There is no indication on elevation drawings which compass point they are viewed from.
- As the proposed build sits close to the boundaries of both Cilcain and Misty Lodge, there could be light issues, also the position of the windows shown on the rear and side elevation drawings could give rise to privacy issues.
- There needs to be a substantial reduction in the size of the build to fit in with the street scene, the available build area within the erosion line and to avoid impinging on the the right of access and drainage rights from Winehouse Lane to Cilcain.

Therefore, Capel-le-Ferne Parish Council oppose this planning application in its current form.

Yours sincerely

Maureen Leppard  
Capel-le-Ferne Parish Council