

Appeal Decision

Site visit made on 23 March 2017

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4th April 2017

Appeal Ref: APP/J2210/D/17/3166962

7 Clifton Road, Whitstable, CT5 1DQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Andrew Hayes-Watkins against the decision of Canterbury City Council.
 - The application Ref 16/02058, dated 30 August 2016, was refused by notice dated 24 October 2016.
 - The development proposed is a dormer to the side of the house.
-

Decision

1. The appeal is allowed and planning permission is granted for a dormer to the side of the house at 7 Clifton Road, Whitstable, CT5 1DQ in accordance with the terms of the application Ref 16/02058, dated 30 August 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plan 11 06-01 Rev C.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the Whitstable Town Conservation Area.

Reasons

3. The appeal property was the subject of a dismissed appeal in November 2015 for a side dormer extension (ref. APP/J2210/D/15/3134874). My colleague Inspector found that the existing building makes a positive contribution to the Conservation Area, with its design and features complementing other nearby houses. Under s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 I have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
 4. I concur with the previous appraisal, and also noted at my site visit that there is variety in the proportions and height of buildings along Clifton Road,
-

including at roof level where I saw there are examples of hipped roofs, gable ends fronting the street, and differing pitches to roofs. It is also the case that the appeal property and its neighbour are notably taller than most other houses along the road, and that due to the gable ends to the pair of properties there are limited views of the roofs of the properties. This means that alterations to the side roof of one property will not necessarily be seen as an imbalance to the pair, and indeed the previous Inspector commented that a side dormer would not have resulted in appreciable unbalancing.

5. The previous scheme dismissed at appeal was a dormer of 'boxy' flat-roof design. The current proposal is of a double pitch roof design. The form and scale of this would be a modest and sensitive change to the roof that respects the proportions and architecture of the existing property and others along the road. As there is variety to the roof slopes, and the overall form and design of houses along Clifton Road, the introduction of this new extension of the design proposed would not detract from the roof-scape of the road, nor harm the appearance of the host property or views along the road.
6. The proposed development would therefore be a suitable change to the property and would preserve the character and appearance of the Whitstable Town Conservation Area. This would be consistent with Policies BE1 and BE7 of the Canterbury District Local Plan First Review 2006 and Policies DBE3, DBE10, HE1 and HE6 of the Canterbury District Local Plan Publication Draft 2014, the objectives of which seek a high quality of design in new development, including residential extensions, and the protection of heritage assets. Thus, no harm would be caused to the heritage asset and no conflict with the National Planning Policy Framework.
7. The appeal is therefore allowed. I have attached the Council's suggested conditions requiring matching materials, to ensure a satisfactory appearance to the development, and a further condition specifying the relevant drawing as this provides certainty.

C J Leigh
INSPECTOR