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# Appeal Decision

Site visit made on 14 June 2017

**by Mr Kim Bennett BSc DipTP MRTPI**

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

**Decision date: 21 June 2017**

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**Appeal Ref: APP/K2230/D/17/3173729**  
**14 Whitehill Lane Gravesend, DA12 5LY**

- 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 & Mrs S Bhatti against the decision of Gravesham Borough Council.
  - The application Ref 20161148, dated 25 November 2016, was refused by notice dated 27 January 2017.
  - The development proposed is an aluminium framed sun room rear extension with double glazed clear panels.
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## Decision

1. The appeal is allowed and planning permission is granted for an aluminium framed sun room rear extension with double glazed clear panels at 14 Whitehill Lane, Gravesend DA12 5LY in accordance with the terms of the application, Ref 20161148, dated 25 November 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 development hereby permitted shall be carried out in accordance with the following approved plans: A-P01 Rev A; A-P02 and A-P03.

## Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling.

## Reasons

3. The appeal site is located on the western side of Whitehill Lane and comprises a detached bungalow which has been recently extended by a large single storey extension at the rear. The immediate area is mixed in character, with a variety of architectural designs and a combination of terraced, semi-detached and detached properties.
4. The Council acknowledges that there are no objections to the proposed conservatory in isolation, but is concerned that in conjunction with the rear extension, the cumulative impact would be unduly prominent and it would appear as an incongruous feature as a result, out of keeping with the character and appearance of the host property.
5. Whilst I acknowledge the Council's concerns about cumulative impact, it seems to me that the extension permitted has already resulted in a significant change

to the character of the original bungalow, by virtue of the size and extent of the extension and also the small 'wrap around' pitch roof which is at odds with the original pitched roof of the property. The conservatory by contrast would be a lightweight additional structure visually, and is typical of such structures found on the rear of properties which are different in design to the main form of the host building. It would be screened from any public view being totally contained within the rear garden. The latter is of a substantial size and the development would not appear cramped as a result. On its own merits therefore I consider that it would not be incongruous or have an unacceptable impact on the appearance of the dwelling as now extended. Although it would extend past the existing rear flat roofed extension of the adjoining property, No 10 Whitehill Lane, it would only do so for the limited depth of the conservatory itself and therefore the relationship would be acceptable.

6. Given the above circumstances, and particularly having regard to the existing extension, I find that there would be no additional harm arising to justify refusing permission and that there would be an acceptable impact upon the host building.
7. The Council raise no objections from an amenity point of view and I see no reason to take a different view.
8. Having regard to the above, the proposed conservatory extension would integrate satisfactorily with the existing development and would thereby be consistent with Policy CS19 of the Council's Local Plan Core Strategy 2014.
9. A condition requiring the development to be carried out in accordance with the approved plans is necessary in the interests of certainty.
10. Accordingly the appeal is allowed and planning permission granted.

*Kim Bennett*

INSPECTOR