



Appeal Decision

Site visit made on 29 September 2017

by N A Holdsworth MCD MRTPI

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

Decision date: 24th October 2017

Appeal Ref: APP/L2250/D/17/3181057

The Willows, Ashford Road, Newingreen, CT21 4JD

- 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 White against the decision of Shepway District Council.
 - The application Ref Y17/0586/SH, dated 11 May 2017, was refused by notice dated 10 July 2017.
 - The development proposed is removal of existing single-storey uPVC sun-lounge to the rear elevation and formation of new single-storey flat-roof extension. Removal of the existing single-storey uPVC conservatory extension to the side and creation of a flat-roofed extension with an extended hipped roof to the front elevation. Removal of the existing prefabricated garage and replace with a single-storey pitched-roofed extension to provide gym and storage facilities. Various alterations to window and door locations, including reconfiguring and relocating the main entrance door back to its original location to the front elevation.
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Decision

1. The appeal is allowed and planning permission is granted for removal of existing single-storey uPVC sun-lounge to the rear elevation and formation of new single-storey flat-roof extension. Removal of the existing single-storey uPVC conservatory extension to the side and creation of a flat-roofed extension with an extended hipped roof to the front elevation. Removal of the existing prefabricated garage and replace with a single-storey pitched-roofed extension to provide gym and storage facilities. Various alterations to window and door locations, including reconfiguring and relocating the main entrance door back to its original location to the front elevation at The Willows, Ashford Road, Newingreen, CT21 4JD in accordance with the terms of the application, Ref Y17/0586/SH, dated 11 May 2017, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 04030_MH1, 040_MH02 D, 040_MH03 D.
 - 3) Unless otherwise shown on the approved plans, 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.

Main Issue

2. The effect of the development on the character and appearance of the area.

Reasons

3. The host building is a single storey bungalow with a hipped roof, extended to the sides and rear. It is surrounded by a field on three sides and set back from the road behind a substantial front garden area. The countryside in which the building is located is flat, and interspersed with other isolated buildings.
4. The proposed extensions would not significantly change the footprint of the building, nor would they increase its maximum height. The extended building would retain the appearance of a single storey structure. Because of its substantial set back, there would be little perceptible difference in its appearance when viewed from the road. When viewed from the surrounding fields, the additional area of hipped roof would be lower than the ridge line of the existing roof and would replicate its appearance and form. As such, it would not represent a significant encroachment of built form in a countryside setting, nor would it appear unduly prominent in views from the surrounding area.
5. The building has previously been extended to such a degree that the original building and hipped roof now form a limited part of the entire structure, with the garage already connected to the building through a rear extension. At present, large areas of flat roof contrast sharply with the hipped roof of the main building. Whilst some areas of flat roof would remain, the construction of a pitched roof across part of the extended roof area would in my view consolidate and solidify the appearance of this building at roof level, improving its appearance. Compared with the existing situation it would not represent poor architectural form.
6. The Council consider that the existing garage appears separate to the main building, reflecting its incidental domestic use. However, it is already connected to the main building by way of the rear extension and this is readily apparent in views from the front of the building. Consequently, the reconstruction of the garage within a similar footprint, its use as habitable living accommodation with windows to the front elevation, and infilling of the small gap between the footprint of the existing garage and the main building would not substantially alter the character of the existing building.
7. I therefore conclude that the proposed extensions would be in scale with the existing building, and no harm would arise to the character and appearance of the surrounding area as a consequence of this development. There is no conflict with saved policies SD1, BE1, BE8 or CO21 of the Shepway District Local Plan Review (March 2006) which seek to ensure that extensions do not visually dominate or substantially alter the character of the existing building, and protect and enhance the character and appearance of the built environment and countryside within the District.
8. For the reasons given above and having had regard to all other matters raised I conclude that the appeal should be allowed subject to the conditions necessary to comply with statutory requirements [1], in the interests of certainty [2], and to ensure that the appearance of the extended building is acceptable in terms of its effect on the character and appearance of the host building and surrounding area [3].

Neil Holdsworth

INSPECTOR