
Appeal Decision

Site visit made on 23 October 2017

by J L Cheesley BA(Hons) DIPTP MRTPI

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

Decision date: 27 October 2017

Appeal Ref: APP/V2255/D/17/3181017

22 Kent Road, Sheerness, Kent ME12 1BS

- 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 Mrs Lisa Hammond against the decision of Swale Borough Council.
 - The application Ref 17/502143/FULL was refused by notice dated 22 June 2017.
 - The development proposed is a single-storey pitch roof side extension.
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Decision

1. The appeal is dismissed.

Main issue

2. I consider the main issue to be the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. The appeal site lies within a primarily residential area. Although there are properties of different design, the general estate is laid out in a fairly uniform pattern. In particular, at the entrances at either end of Kent Road the dwellings are set at an angle. This is a characteristic of the wider area. The appeal property is a two-storey semi-detached dwelling set at an angle at the entrance to Kent Road.
 4. The corner property opposite the appeal site has a glazed single-storey side projection set back from the road behind a fence. That projection is not prominent within the streetscene. Otherwise, the uniformity of design and layout of the different groups of properties is an overriding characteristic of the area.
 5. Due to the building line of the property angled towards the road, the proposed single-storey side extension would project closer to the road than the existing dwelling. Due to its position and design, I consider that the proposed extension would appear prominent in this corner location, and would appear as an incongruous addition to the streetscene. The single-storey side projection would appear at odds with the uniformity of design of the original dwelling and estate layout. This would upset the rhythm of the built form.
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6. The proposed side extension would be situated very close to the neighbouring property. This would, exacerbate the prominent appearance of the development beyond the building line of that neighbouring property, creating a cramped and incongruous form of development.
7. The appellant has provided a plan to show that the proposed side extension would be situated on the same building line as the dwellings set at an angle at the opposite end of Kent Road. This may be so, but that terrace of properties is of the uniform two-storey design of the original estate and does not include a prominent single-storey side extension. In my opinion, for the reasons stated above with regard to the building line, the determining factor is the relationship of the proposal to the neighbouring property that fronts Kent Road.
8. In reaching my conclusion, I have had regard to all matters raised. I conclude that the proposal would have an adverse effect on the character and appearance of the surrounding area. Since the Council made its decision, the *Swale Borough Local Plan Bearing Fruits 2031* has been adopted in July 2017. The proposal would be contrary to Local Plan Policies CP4, DM14 and DM16 and guidance in the Council's Supplementary Planning Guidance *Designing an Extension - A Guide for Householders*, where they seek high quality design that is sympathetic and appropriate to its surroundings.

J L Cheesley

INSPECTOR