
Appeal Decision

Site visit made on 4 April 2019

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 July 2019

Appeal Ref: APP/L2250/D/18/3216436
15 Walton Gardens, Folkestone CT19 5PP

- 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 Ms Charlotte Moran against the decision of Folkestone & Hythe District Council.
 - The application Ref Y18/0694/FH, dated 14 May 2018, was refused by notice dated 26 October 2018.
 - The development proposed is single storey and two storey rear and side extensions to the residential dwelling.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The Development Plan comprises the Shepway District Local Plan Review March 2006 (LP) and the Shepway Core Strategy Local Plan 2013 (CS). The emerging Places and Policies Local Plan has been submitted for examination. Although the officer report indicates that no significant objections have been received to Policy HB8, I have no further details of any objections that have been made or whether there will be any main modifications to the wording of the policy. As such, I give limited weight to Policy HB8 in the determination of this appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the dwelling and the Walton Gardens street scene.

Reasons

4. The appeal property is a semi-detached, 2-storey dwelling located in an urban residential area. The proposal before me is for a 2-storey side/rear extension and a single storey rear addition. Although the Council has no objection to the single storey element, it considers that the 2-storey side/rear extension will be harmful to the host dwelling and wider streetscene.
 5. Policy BE8 of the Shepway District Local Plan Review March 2006 (LP) requires extensions to reflect the scale, proportions, materials, roof line and detailing of the original building. Although this policy of the Local Plan was adopted before the publication of the National Planning Policy Framework, I am satisfied that it is broadly consistent with the provisions of the Framework to secure good design. Consequently it can be afforded substantial weight in this decision.
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6. In this case the 2-storey element would be visible from the street scene through the gap between the appeal dwelling and No.14. It would project to the side of the existing house and above the flank roof slope, although it would be slightly lower than the main ridge line. As such the extension would be neither fully integrated nor clearly subordinate.
7. In my view the lower ridge would appear as a token device; the proposal would result in a complex roof form which would create visual confusion and detract from the appearance of the existing house, introducing an awkward, disjointed form that would not be cohesive with the existing dwelling. It would fail to reflect the scale, proportions and roofline of the host property and would be visible from Walton Gardens through the gap between the properties. Therefore the scheme would be detrimental to the character and appearance of the house and the street scene.
8. I acknowledge those matters that have been advanced in support of the development, including the use of materials to match and that the scheme would not result in a terracing effect. However, these arguments do not outweigh the harm to character and appearance that I have identified above. I also recognise the presence of other extensions in the neighbourhood. Nevertheless, additions to other houses would be neutral considerations in any balance against planning harm and in any event each case must be assessed on its own merits.
9. I therefore conclude that the proposal would result in harm to the character and appearance of the dwelling and the surrounding area. Consequently it would fail to comply with the requirements of saved policy BE8 of the LP, which seeks to ensure that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line, and detailing of the original building.

Conclusion

10. Having regard to the above and all other matters raised, I conclude that the appeal should be dismissed.

C Hall

INSPECTOR