



Appeal Decision

Site visit made on 3 September 2019

by Martin Small BA (Hons) BPI DipCM MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 September 2019

Appeal Ref: APP/X2220/W/19/3231573 72 The Marina, Deal, CT14 6NS

- 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 Ivor Winham against the decision of Dover District Council.
 - The application Ref 19/00002, dated 8 December 2018, was refused by notice dated 29 March 2019.
 - The development proposed is the replacement of existing timber frame building on the roof of 72 The Marina and replace it with new single storey timber frame building, to extend across to 73 The Marina.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The Marina is an extensive road with primarily residential development on one side facing the sea. Along its length the form and heights of the buildings vary, although in the vicinity of the appeal property the dwellings are predominantly 2 storey, some with accommodation in the roofspace and many with large windows and / or balconies to maximise enjoyment of the sea views.
4. Although there are other flat-roofed dwellings along The Marina, including No 74 to the other side of Godwyn Road, the predominant roof form in the vicinity of the appeal property is pitched with gables and hips. Nos 72, 73 and 74 therefore appear slightly incongruous in the street scene, although when seen from Godwyn Road Nos 72 and 73 match No 74 in basic form, height and appearance, framing the end of Godwyn Road. Behind the appeal property along Godwyn Road and Sandown Road the dwellings are more modest and at a lower level as the land drops from the level of The Marina.
5. The proposed development would be visible from The Marina and from the promenade along the sea front, notwithstanding that it would be set back from the front elevation of the appeal property. In these views the bulk and box-like form of the development would be in stark contrast to the visually interesting roof forms and appearance of the adjacent property, No 71 The Marina, and other properties to the south of the appeal property, and would emphasise the incongruity of the roof form of Nos 72 and 73 in the street scene.

6. The proposed development would also be clearly visible from Godwyn Road to the north side and rear and Sandown Road to the rear of the property. The higher level of the appeal property relative to Godwyn Road would increase its prominence when viewed from the rear. The development would be in line with both the side and rear elevations of Nos 72 and 73 with no set back to provide visual interest or relief from its bulk. This positioning combined with the largely solid elevation that would be presented to both the side and the rear would detract from the appearance of the appeal property and the area.
7. The proposed development would also result in a slight unbalancing of the end of the vista eastwards along Godwyn Road due to the increase in height of Nos 72 and 73 relative to No 74. However, I do not consider that this would cause unacceptable harm to the character and appearance of the area in itself.
8. I note the appellant's explanation of the position of the existing staircase to the existing rooftop extension at No 72 and the potential position of the staircase in No 73. However, whilst the size of the proposed development might reflect the constraints on the position of the staircases that would provide access to it this does not justify the principle of the development.
9. The appellant refers to the granting of planning permission for a roof extension to No 20 The Marina. I do not have the full details of this development or the circumstances in which permission was granted but I note that this roof extension is largely set in from all sides which distinguishes it from the proposal before me. In any case, I have determined this appeal on its own merits. The appellant also suggests that No 60 South Goodwin Court, The Marina, could be considered harmful to the street scene. Even if I were to concur, this would not be justification for allowing further harmful development.
10. I note that no objections to the proposed development were made by Deal Town Council or by the occupiers of neighbouring properties. Nevertheless, for the reasons given above, I do not consider that the proposed development would represent good design or be visually attractive. Accordingly, in these respects, I conclude that the development would fail to accord with paragraphs 124 and 127 of the National Planning Policy Framework, which I consider to be relevant to all developments, including extensions.

Conclusion

11. For the reasons given above, and having regard to the other matters raised, I conclude that the appeal should be dismissed.

Martin Small

INSPECTOR