
Appeal Decisions

Site visit made on 18 February 2020

by Nick Fagan BSc (Hons) DipTP MRTPI

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

Decision date: 24th February 2020

Appeal Ref: APP/E2205/W/19/3235050

Waters Land, Grange Road, St Michaels, Tenterden, Kent TN30 6TJ

- 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 Crispin Tuckley against the decision of Ashford Borough Council.
 - The application Ref 19/00555/AS, dated 13 April 2019, was refused by notice dated 23 July 2019.
 - The development proposed is a single storey linked extension to provide ancillary annexe accommodation.
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Appeal Ref: APP/E2205/Y/19/3235052

Waters Land, Grange Road, St Michaels, Tenterden, Kent TN30 6TJ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr Crispin Tuckley against the decision of Ashford Borough Council.
 - The application Ref 19/00556/AS, dated 13 April 2019, was refused by notice dated 23 July 2019.
 - The works proposed are a single storey linked extension to provide ancillary annexe accommodation.
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Decisions

1. The appeals are allowed and planning permission and listed building consent is granted for a single storey linked extension to provide ancillary annexe accommodation at Waters Land, Grange Road, St Michaels, Tenterden, Kent TN30 6TJ in accordance with the terms of the applications set out above and subject to the conditions below.

Main Issue

2. The main issue in both appeals is the effect of the proposed extension on the special historic and architectural character of the Grade II listed building (LB), especially compared to the recently approved detached annexe building.

Reasons

3. The appeal property is a two-storey timber-framed sixteenth century or earlier house in the middle of a generous garden located in the open countryside just to the west of St Michaels village. It is set back from the road frontage.
4. The building, which was listed in 1993, has been extended to the rear in the late 1990s with a catslide roof and a number of the windows appear to have

been replaced probably at a similar time or later, albeit all these changes have been sensitively done and are in keeping with the cottage's character. The interior of the cottage is characterised on the ground floor particularly by the attractive open fireplace with its exposed bressumers, and by the exposed roof timbers on the upper floors following works which also appear to date from the 1990s or possibly more recently.

5. Permission was granted in 2018 for a detached annexe just to the north of the house. The proposal is to instead build an attached smaller extension. It would be attached to the house by a completely glazed link at the position of the east facing double windows to the 1998 living room extension. This would be a quite acceptable design solution because it would not affect any historic fabric in the building and the glazed flat-roofed link would be recessive in appearance and of an entirely different and appropriately sensitive modern design to the historic cottage. I note that permission was also given in 2018 for internal alterations to take down the wall between the kitchen and rear living room to facilitate internal changes to make the cottage more liveable in.
6. The weather boarded extension containing the two proposed additional bedrooms would project further forward but would still be adjacent to the rear half of the house. It would be narrower and much lower in height than the cottage. Although further forward than the permitted detached annexe, that approved building would be considerably bulkier and higher. Both annexes would be partly shielded from the frontage by trees.
7. The sensitivity of the extension's design, in terms of its size, shape and materials would be a better solution to the family's requirement for additional living accommodation than the detached annexe, which would actually have a bulky appearance when seen next to the cottage.
8. It would not impact on historic fabric, it would retain the setting of the listed cottage and be proportionate and subsidiary to it. As such the significance of the LB would be preserved since its historic and architectural character would not be harmed.
9. For these reasons I conclude that the appeals should be allowed. Conditions are required to allow the Council to approve details of external materials and the proposed joinery in the interests of preserving the significance of the listed building as well as a condition listing the approved drawings in the interests of precision.
10. The proposed extension would comply with Policies SP1, SP6, HOU8, ENV3a and ENV13 of the Ashford Plan 2030, which together require extensions to dwellings to preserve the significance of designated heritage assets and contribute to local distinctiveness and character.

Nick Fagan

INSPECTOR

Planning and Listed Building 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: 384/5B, 384/8A, & 384/9A.
- 3) Written details including source/manufacturer, and samples of weather-boarding, tiles and cladding materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before that part of the building work is commenced and the development shall be carried out using the approved external materials.
- 4) Before the extension's windows and doors are fitted the following details shall be submitted to and approved in writing by the Local Planning Authority and the works thereafter shall be carried out in accordance with the approved details: Detailed drawings to a scale of 1:5 including glazing bars and details of finishes.

End of Conditions