
Appeal Decision

Site visit made on 18 January 2021

by Nicola Davies BA DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 January 2021

Appeal Ref: APP/V2255/D/20/3261590
19 The Willows, Newington ME9 7LS

- 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 David Webb against the decision of Swale Borough Council.
 - The application Ref 20/503210/FULL, dated 19 July 2020, was refused by notice dated 23 September 2020.
 - The development proposed is described as *"two storey side extension with a garage, new vehicular crossover and demolition of the garage"*.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the host property and the area.

Reasons

3. No 19 The Willows is an end of terrace dwellinghouse situated at a bend in the adjoining highway. The side elevation of the property is clearly visible in public views within this residential estate from the public highway.
4. The proposal would add a large two storey extension to the side of the property as well as a single storey addition running the full depth of the rear garden. These additions would be prominently visible within the street scene.
5. The proposed side extension, given its width and overall size, would be a disproportionately large addition to the existing dwelling house. It would visually compete with the proportions of the host property. The extension would be visually harmful for this reason. Being constructed of matching materials would not overcome this visual harm. The extension would also be at odds with the modest size and form of the existing terraced properties within the estate. It would, therefore, detract from the character and appearance of the area. The visual harm of the side extension would be clearly visible in public views from the adjoining highway.
6. I note the appellant wishes to provide extended living accommodation for his family and this would allow them to remain resident in an area in which they feel comfortable to live. Having a larger garage would also bring about some improvement to the current on-street parking in the area by facilitating off-

road parking. These would be benefits of the development. No objections have been raised to the proposal by neighbours or the Parish Council. However, the harm that I have identified would be permanent and this is not outweighed by the appellant's personal circumstances or the other benefits the proposal may bring about.

7. For the above reasons, the proposed development would be harmful to the character and appearance of the host property and the area. The proposal would, therefore, conflict with Policies CP4, DM14 and DM16 of the Bearing Fruits 2031: The Swale Borough Local Plan 2017 and the Council's Supplementary Planning Guidance (SPG) 'Designing an Extension: A Guide for Householders'. These policies seek, amongst other matters, all development to be of a scale, design, appearance and detail sympathetic and appropriate to the location and to maintain the character of the street scene. The SPG recognises that over-large extensions can destroy the appearance of a house and have a serious effect upon the area as a whole. I consider this would be so in this case.

Conclusion

8. Having regard to the above findings, the appeal should be dismissed.

Nicola Davies
INSPECTOR