



Appeal Decision

Site visit made on 2 March 2021

by Stephen Wilkinson BA BPI DIP LA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 March 2021

Appeal Ref: APP/V2255/20/W/3251978

School Farm Oast, Graveney Road, Faversham, Kent ME13 8UPT

- 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 Dr and Mrs Wilkinson against the decision of Swale Borough Council.
 - The application Ref 19/504516/FUL, dated 22 August 2019, was refused by notice dated 10 February 2020.
 - The development proposed is for an open fronted car port and store.
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Decision

1. The appeal is allowed and planning permission is granted for an open fronted car port and store at School Farm Oast in accordance with the terms of the application, Ref 19/504516/FUL, dated 22 August 2019, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted, including the specification of materials to be used, shall be carried out in accordance with the following approved plans: Proposed site plan 1446/101 Rev B and Plans and Elevations as Proposed 1446/102 Rev B.
 - 3) The car port and store hereby permitted shall only be used for purposes ancillary to the lawful use of School Farm Oast.

Procedural Matters

2. Although the appellant has submitted a series of plans with the appeal, for reasons of both consistency and fairness, I have made my decision on those considered by the Council.
3. Throughout the officers delegated report there are references to the School Farm Oast as a non designated heritage asset and this appears to have been a determinative reason for the Councils decision. However, the Council has since confirmed that this is not the case.

Main Issue

4. The effect of the proposal on the School Farm Oast.

Reasons

5. School Farm Oast was extensively rebuilt and converted to a residential property about 20 years ago following extensive fire damage. It is accessed by a long drive from Graveney Road. The property is a prominent building amongst a collection of single storey buildings used for educational purposes. The access leads directly to the appeal site which forms part of a shallow grassed embankment located at the side of the house, beyond which is a store and garage.
6. The proposed scheme is for a timber built workshop and car port of traditional design built with a yellow stock brick plinth with elevations completed with feather boarded oak and with a slate roof. It would be partially set within the embankment. The building would have a ridge height and eaves height of around 4.1m and 2.2m respectively and would be around 7.7m wide and 3.6m deep.
7. The proposed design, its size and separation from the former oast house across the access, together with its setting within the embankment would diminish the scheme's impact on the main building.
8. Common threads requiring new development to enhance and reflect the scale of its surroundings and supports both landscape and architectural quality underpin Policies CP4, CP8, DM14, DM16 and DM24 of Bearing Fruits 2031: The Swale Borough Local Plan 2017 and the Council's Guidance¹.
9. Although the former oast house is not classified as a non designated heritage asset, I recognise the contribution it makes to the local area being of a unique design, common to the agricultural traditions of the area. Despite its importance, the appeal scheme would not result in harm to this building being a subordinate structure and is not readily seen from public vantage points.
10. For these reasons, I conclude that the proposed scheme would not conflict with Policies CP4, CP8, DM14, DM16 and DM24 of Bearing Fruits 2031: The Swale Borough Local Plan and adopted guidance.

Conditions

11. I have imposed conditions identifying the plans on which this decision is made for reason of certainty. I have also included a condition requiring that the proposal will be used ancillary to the use of School Farm Oast as a dwelling to protect the living conditions of occupiers.

Stephen Wilkinson

INSPECTOR

¹ Supplementary Planning Guidance – The Conservation of Traditional Farm Buildings