



Appeal Decision

Site visit made on 20 September 2021

by Ian McHugh Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2021.

Appeal Ref: APP/A2280/D/21/3275657

22 Beacon Close, Rainham, Gillingham, ME8 9AP

- 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 Kulanayagam Partheepan against the decision of Medway Council.
 - The application Ref MC/21/0635, dated 3 March 2021, was refused by notice dated 29 April 2021.
 - The development proposed is a first-floor side extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Since the appeal was lodged, a revised version of the National Planning Policy Framework (the Framework) was published on 20 July 2021. In my opinion, this does not materially change the planning policy context in respect of the main issue.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the streetscene.

Reasons

4. The appeal property is a two-storey semi-detached dwelling, which is situated within a residential area. Beacon Close contains a variety of house types including detached and semi-detached houses, single-storey bungalows and 'chalet' style dwellings. Consequently, there is no uniform building style. However, a distinctive characteristic is the feeling of spaciousness, which results from the reasonably wide gaps at first floor level between properties. I consider this to be a positive feature within the streetscene.
5. The proposal is to construct a first-floor extension to the side of the dwelling. It would be set-back slightly from the existing front wall of the property and would have a lower roof height. In that regard, it would appear subordinate to the main dwelling.
6. Notwithstanding its subordinate appearance, the side wall of the extension would be constructed close to the side boundary of the appeal site and it would result in a considerable reduction in the space at first floor level between the dwelling and the neighbouring property at number 20 Beacon Close.

7. Given the importance that I have attributed to the spaces between the dwellings along Beacon Close, I consider that the proposal would have an unacceptably harmful effect on the character and appearance of the streetscene. Consequently, the proposal would conflict with Policy BNE1 of the adopted Medway Local Plan 2003 and with paragraph 130 of the Framework. Amongst other things, these seek to ensure that new development makes a positive contribution to its surroundings and respects local character, including spaces within the area.
8. In reaching my decision, I have taken into account the appellant's reference to three other similar extensions in the locality. However, with regard to extensions, each proposal must be considered on its merits and I am not persuaded that the existence of other extensions on other streets should act as a precedent for this appeal.

Conclusion

9. For the reasons given above, it is concluded that the appeal should be dismissed

Ian McHugh

INSPECTOR