



Appeal Decision

Site visit made on 8 February 2022

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 8TH March 2022

Appeal Ref: APP/Z2260/D/21/3282291

72 Dane Road, Birchington, Kent, CT7 9QT.

- 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. M. Icke against the decision of Thanet District Council.
 - The application Ref FH/TH/21/0891, dated 2 June 2021, was refused by notice dated 29 July 2021.
 - The development proposed is a first floor extension, following removal of existing roof at ground floor level.
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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 area.

Reasons

3. The appeal property, 72 Dane Road, is a detached two-storey dwelling. Dane Road comprises a mix of detached, semi-detached houses and bungalows. Number 72 is one of a small cul-de-sac of dwellings. It is sited so that it sits side on to Dane Road, at the end of the estate road where it adjoins a private farm road. As I observed many of the original dwellings have been altered and or extended over time, resulting in a of varying design styles.
4. The appellant proposes a first floor side extension with a Juliet balcony to the rear. Due to the orientation of the property the proposed first floor side addition would face Dane Road.
5. The original house, and what I take to be later additions, have gable ended pitched roofs. In contrast the proposed first floor addition would have a flat roof edged with an unusually deep fascias in comparison to the existing fascias and gable boards.
6. A flat roof does have the benefit of reducing the three-dimensional mass of the proposed extension. However, in my judgement, in the context of the design of the host dwelling it would appear as an incongruous and harmful addition that would seriously harm the architectural integrity of number 72. Thereby, although located on the edge of the estate it would, nevertheless due to its

prominent location facing Dane Road, cause significant harm to the character and appearance of the area.

7. I therefore conclude in respect of the main issue that the proposed development by reason of its design and prominent location would fail to reinforce, respect or enhance the character of the area contrary to the objectives of Policy QD02 of the Thanet District Council Local Plan (Adopted July 2020) and the National Planning Policy Framework.

Other matters

8. In reaching this conclusion I have had regard to the location of the appeal property adjacent to the farm road on the edge of the estate. Notwithstanding its location and the limited number of people that may use the farm road from what I saw on site the proposed extension would still be open to public view and would therefore be prominent.
9. The appellant has referred me to other properties with flat roofed first floor additions nearby as well as the numerous alterations undertaken to neighbouring dwellings that has resulted in significant departures from their original design. Whatever the background to those cases, they are not an appropriate justification for permitting the extension here, which I have considered on its individual design merits and its impact on the host property and the character and appearance of the area.
10. I appreciate that the proposed extension would not only provide additional space for the appellant's growing family but, going forward, support for the appellant's disabled aunt. While I am sympathetic to these matters, on balance, they do not outweigh the harm the extension as designed would cause in the long term.
11. The appellant has drawn to my attention concerns relating to the level of service provided by the Council when processing the original application for planning permission. These however not relevant to my consideration of the planning merits of this appeal.

Conclusions

12. For the reasons given above and having regard to all other matters raised, including the lack of any objection to the proposal, I conclude that the appeal should be dismissed.

Philip Willmer

INSPECTOR