



Appeal Decision

Site visit made on 22 February 2023

by Mr Kim Bennett BSc DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th March 2023

Appeal Ref: APP/Z2260/D/22/3306205

7 Hildersham Close, Broadstairs, Kent CT10 2XD

- 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 T Seward against the decision of Thanet District Council
 - The application, FH/TH/22/0689, dated 15 May 2022, was refused by notice dated 19 July 2022.
 - The development proposed is a render finish to front elevation.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal property comprises a two storey semi-detached house located at the end of Hildersham Close, which is a small cul-de-sac of some nineteen properties. The houses all appear to have been constructed at the same time and materials comprise in the main a mixture of either red brick elevations, red brick with brown first floor tile hanging and near the entrance of the estate, three properties with green first floor tile hanging. In addition, Nos 1 and 2 Hildersham Close, which are bungalows, also have some rendered elements.
4. No 7 currently has a wholly red brick elevation, as does its adjoining semi-detached property, and has a two storey side extension which is also finished in matching brickwork. The proposal is to render the whole of the front elevation, including the side extension and finish it in a white colour. The property is in prominent view at the end of the cul-de-sac and would introduce a strident and somewhat incongruous appearance when compared to its neighbours, and the generally subdued colours of the red brick and tile hanging, at this end of the estate. In that respect, all the neighbouring properties in the immediate vicinity are similarly finished apart from different colours to garage doors or windows. Consequently, I agree with the Council that the proposed change would be over dominant and out of keeping with the prevailing character of the area and would cause visual harm as a result.
5. The appellant has supplied a number of photographs of nearby properties where rendering is in evidence, and I made a point of looking at these at my

site visit. In addition to Nos 1 & 2 Hildersham Close, as referred to above, properties in the adjacent road, Sterling Close, all have elements of render to their elevations, but are not wholly rendered as the current proposal would be, and are mainly bungalows set in spacious plots, so that the character and appearance of the Close is different. Of the other examples, which are mainly along Harrow Dene, there is a more mixed character of building styles and external finishes so that the occasional rendered property is more easily integrated. That would not be the case for the appeal property in a localised context which has the same tight knit design of semi-detached properties with generally subdued red/brown external finishes.

6. For the above reasons I find that there would be harm to the character and appearance of Hildersham Close, as opposed to the wider area. The proposal would therefore be contrary to Policy QD02 of the Thanet Local Plan 2020 in that the proposed rendering would not be compatible with neighbouring buildings and would not respect and enhance the character of the area.
7. Accordingly, the appeal should be dismissed.

Kim Bennett

INSPECTOR