
Appeal Decision

Site visit made on 25 May 2023

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd June 2023

Appeal Ref: APP/X2220/W/22/3297983

56 Campbell Road, Walmer CT14 7EF

- 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 Miss Victoria Johnson against the decision of Dover District Council.
 - The application Ref 21/01307, dated 18 August 2021, was refused by notice dated 8 November 2021.
 - The development proposed is the material change of use of 56 Campbell Road from a holiday let to a single family dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for the material change of use of 56 Campbell Road from a holiday let to a single family dwelling in accordance with the terms of the application, Ref. 21/01307, dated 18 August 2021, 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 shall be carried out in accordance with the following approved plans: site location plan/block plan/floor plan.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of future occupiers of the proposed dwelling with particular reference to internal accommodation and outdoor amenity space.

Reasons

3. The plans show a two-storey dwelling, and the bedroom therein would be of sufficient dimensions for a single bed. I am satisfied that the development would be adequate for a single occupant.
4. There is no specific internal floorspace figure for such accommodation in the Government's Technical housing standards - nationally described space standard (NDSS). Taking a pragmatic approach, I note that the gross internal area of the dwelling, at 53 square metres, would exceed that required for a 1-person, 1-bed flat (39 square metres). Moreover the bedroom size complies with the NDSS requirement.

5. There would be space in the living room on the ground floor for a bicycle to be stored, and I observed that many other properties in the neighbourhood are positioned directly onto a road. In this context, overall I consider that the internal area of the dwelling would be suitable for its intended purpose and would provide appropriate accommodation for a future resident.
6. Although no amenity space would be provided there is open space nearby, including the sea front a short walk to the east. It is also unlikely that the unit would be occupied by a family with children, and I therefore consider in this instance that the lack of external amenity space is not an overriding reason to dismiss the appeal.
7. I conclude that the scheme would not materially harm the living conditions of future occupiers of the proposed dwelling with particular reference to internal accommodation and outdoor amenity space. The development would be consistent with the advice in the National Planning Policy Framework, which advocates safe and healthy living conditions.

Other Matters

8. I note the Council's comments in respect of the external materials on the appeal building and the Walmer Seafront Conservation Area. However, these concerns appear to relate to the previous approval for the holiday let, and as such this is a matter for the Authority to pursue separately. I am satisfied that the change of use alone would have no adverse effect on the setting and significance of the heritage asset.

Conditions

9. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the National Planning Policy Framework. In addition to the standard implementation condition, the approved plans are listed for certainty. The other conditions suggested by the Council appear to relate to the holiday let use and are not reasonable or necessary.

Conclusion

10. For the above reasons and having regard to all matters raised, I conclude that the appeal should be allowed.

C Hall

INSPECTOR