
Appeal Decision

Site visit made on 19 July 2023

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 14th August 2023

Appeal Ref: APP/X2220/D/23/3316754

3 Bewsbury Crescent, Whitfield, Kent, CT16 3ET

- 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 Holly Starling-Cross against the decision of Dover District Council.
 - The application Ref 22/00988, dated 25 July 2022, was refused by notice dated 2 December 2022.
 - The development proposed is removal of existing shed and the erection of outbuilding for home office.
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Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mrs Holly Starling-Cross against Dover District Council. This application is the subject of a separate Decision.

Main issue

3. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

4. 3 Bewsbury Crescent is a detached two storey house set on a good sized plot with garden to the front side and rear in an established residential area. The surrounding properties are a mix of bungalows and two storey houses set back from the road, with their front boundaries marked by hedges, low walls and fences, separated from the footpath and carriageway by grass verges. There is a strong, well defined building line along both sides of Bewsbury Crescent, with no outbuildings in front of the line. No. 3 has a close boarded timber fence, approximately 1.8m high, which I understand has been erected across public land, forward of the appellant's site boundary without the benefit of planning permission. There are two sheds in the front northwest corner of the site. I have no information regarding the planning status of these.
5. The relevant policy in this case is PM1 of the Draft Dover District Local Plan to 2040 which requires development to be of a high standard of design according to a number of criteria, including the context of the area and the spaces around buildings. Although the draft local plan is not adopted, the policy is consistent

with the National Planning Policy Framework 2021 (the Framework) which seeks to ensure that development is well designed, visually attractive and sympathetic to the surrounding built environment and it therefore carries weight in this appeal.

6. The proposed shed would be approximately 7.8m long and 4.3m wide with a maximum height of 3.5m and would be located close to both the front boundary and the side boundary with No. 1 to the north. I consider that the design and materials would be appropriate for a domestic outbuilding. However, because of its size and location forward of the building line of the house itself and the other houses along the street and close to the front boundary, it would appear as a visually intrusive structure which would be unduly prominent in the street scene and unsympathetic to the prevailing pattern of development and local character.
7. I conclude that the proposal would harm the character and appearance of the area, contrary to the Framework and local plan policy PM1.
8. For the reasons given above, the appeal is dismissed.

PAG Metcalfe

INSPECTOR