



Appeal Decision

Site visit made on 7 August 2023

by J Pearce MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 August 2023

Appeal Ref: APP/V2255/D/23/3315698

1 The Kennels, Rushett Lane, Norton, Kent ME13 0SG

- 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 Neil Blythe against the decision of Swale Borough Council.
 - The application Ref 22/504138/FULL, dated 22 August 2022, was refused by notice dated 11 November 2022.
 - The development proposed is a single-storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single-storey rear extension at 1 The Kennels, Rushett Lane, Norton, Kent ME13 0SG in accordance with the terms of the application, Ref 22/504138/FULL, dated 22 August 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Block Plan and Existing and Proposed Elevations and Floor Plans (Drawing Number PL001 Revision 5).
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) The bond of brickwork used in the construction of the development hereby permitted shall match that used in the existing building.

Procedural Matter

2. An amended plan was submitted during the course of the application. The Council made its decision against this plan and I shall determine the appeal on the same basis.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host building and the surrounding area.

Reasons

4. The appeal site comprises part of a 19th Century former kennels building, which has been converted into six dwellings. No 1 The Kennels is located in one of two single-storey wings linked by a two-storey element, with an attractive courtyard to the centre. The building is detached from Rushett Lane, to the rear of existing dwellings and beyond several mature trees.

5. The development proposes a single-storey rear extension. The extension would be positioned adjacent to an existing lean-to element, which is part of the neighbouring property. The proposed extension would be small in scale with a lower ridge height than the host dwelling. The scale and orientation of the extension would represent a sensitive addition that would preserve the linear form of the host dwelling. Furthermore, the use of matching external facing and roofing materials would ensure that the extension blends well with the host building. The development would therefore conserve the character and appearance of the former kennels building, particularly the pleasant courtyard on the opposing side of the host dwelling.
6. I acknowledge the content of the Supplementary Guidance, 'The Conservation of Traditional Farm Buildings', in particular paragraph 5.10 relating to extensions. This states that it is not normally considered appropriate to extend traditional buildings. However, the guidance does not specifically prohibit the extension of such buildings and, as the proposed development would be a sympathetic addition and would preserve the character of the building, the proposal would accord with this guidance.
7. I conclude that the proposed extension would comprise a sympathetic and proportionate addition to the host dwelling and preserves the character and appearance of the site and the surrounding area. On this basis, the proposed development accords with Policies DM 11, DM 14 and DM 16 of the Bearing Fruits 2031: The Swale Borough Local Plan 2017, which seek to ensure that extensions are of an appropriate scale, mass and appearance, respond positively to the style and character of the building being extended and preserve architectural and historic features of interest.

Conditions

8. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. This is in the interests of certainty. In order to protect the character and appearance of the area, I have also imposed conditions requiring the external materials and the bond of brickwork used in the construction of the extension to match those of the existing building.

Conclusion

9. The proposal would accord with the development plan as a whole and there are no other considerations, which would indicate that a decision should be made otherwise. Therefore, for the reasons given, I conclude that the appeal should be allowed.

J Pearce

INSPECTOR