



Appeal Decision

Site visit made on 28 November 2023

by N Davies BA DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13.12.2023

Appeal Ref: APP/T2215/D/23/3327573

1 Lunedale Road, Darenth, KENT DA2 6LR

- 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 Khaled Ezzeldin against the decision of Dartford Borough Council.
 - The application Ref DA/23/00216/FUL, dated 24 February 2023, was refused by notice dated 19 May 2023.
 - The development proposed is ground floor side extension.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. I have taken the description of proposed development from the planning application form but have limited it to solely reflect the act of development.

Main Issue

3. The main issue raised by this appeal is the effect of the proposed development on the character and appearance of the host property and the area.

Reasons

4. The single storey semi-detached property has previously been extended to the side. The proposal would add to the existing extension and infill the grassed gap between the existing extension and a garage. The resulting visual appearance of this extension when seen in combination with the existing extension would be an addition of far greater width than that of the original host dwelling. Whilst it would have a ridge height lower than that of the host dwelling and align with the existing extension's frontage, the extended footprint and combined width would not result in an addition of subservient appearance. It would appear an over enlargement of the original dwelling creating a disproportionate addition to the host property. Consequently, the combined effect of the extensions would create an addition that would appear harmful to the host dwelling.
5. The property is not designated a heritage asset and there are no other designated heritage assets close by. An acceptable separation distance from neighbouring dwellings would be maintained. The materials and joinery would match that of the host property. Whilst these are merits of the proposed

development, they do not outweigh my above concerns or justify the development. The harm that I have identified above would be clearly visible in the street scene and would be harmful to the appearance of the area.

6. For these reasons, I conclude that the proposed development would have a harmful effect on the character and appearance of the host property and the area. The proposal would, therefore, conflict with Policies DP2 and DP7 of the Dartford Development Policies Plan 2017 and Policies M1 and M11 of the Pre-submission (Publication) Dartford Local Plan 2021. These policies seek, amongst other matters, development to be of good design and retain or enhance the character of residential areas.

Conclusion

7. Having regard to the above findings, the appeal should be dismissed.

Nicola Davies

INSPECTOR