
Appeal Decision

Site visit made on 28 August 2025

by **C Hall BSc MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 04 September 2025

Appeal Ref: APP/E2205/D/25/3367832

The Coach House, 62a Ashford Road, Tenterden, Kent TN30 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 & Mrs Laurence Rose against the decision of Ashford Borough Council.
 - The application Ref. is PA/2024/2389.
 - The development proposed is for the demolition of existing garden sheds and rear conservatory. Strip out of existing dwelling followed by refurbishment of existing dwelling including erection of a single storey rear extension with glazed link and store. Alterations to the fenestration of the existing dwelling together with associated landscaping works.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing garden sheds and rear conservatory. Strip out of existing dwelling followed by refurbishment of existing dwelling including erection of a single storey rear extension with glazed link and store. Alterations to the fenestration of the existing dwelling together with associated landscaping works at The Coach House, 62a Ashford Road, Tenterden, Kent TN30 6LR in accordance with the terms of the application Ref. PA/2024/2389, 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: E-50, P-201, P-210, P-211, P-212, P-213, P-220, P-221.
 - 3) No development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the dwelling and the surrounds, including the Tenterden Conservation Area (CA).

Reasons

3. The appeal site comprises a detached bungalow with off-street parking on the driveway to the front. It is set in a backland position and surrounded by other residential properties of varying scale and design on the outskirts of Tenterden.

4. The special architectural and historic interest of the CA derives from the wide variety of spaces that constitute the townscape quality, together with a range of architectural heritage, close relationship between urban and rural form, many Listed Buildings and attractive vistas and views.
5. Being situated in the CA, I have applied the statutory duty in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paid special attention to the desirability of preserving or enhancing the character or appearance of the CA by attaching considerable importance and weight to that desirability.
6. The National Planning Policy Framework (the Framework) states at paragraph 135(c) that developments should be sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change. In this regard I appreciate the setting within the CA, however the property is modestly located away from the public domain, with views of the front elevation being only in glimpses and from a distance along the access.
7. The appeal proposal would be set even further back within the plot, behind the existing dwelling, and be linked to it by a small glazed foyer. This positioning and somewhat disparate relationship would ensure that the host building remains the foremost element on the site as it is seen along the driveway, and the development would not unduly compete with its appearance or architectural integrity in this respect.
8. To my mind, the proposed contemporary, lightweight and simplified design approach would be appropriate for the site. Whilst the large areas of glazing proposed would contrast from the more modest fenestration across the host property, the modern appearance would provide interest to the development and can be read as an evolutionary element alongside the existing building, rather than detracting from it. Appropriate gaps would be retained to the surrounding boundaries to prevent the scheme being cramped, imposing or dominant in the context of the setting. The removal of the existing conservatory and garden outbuildings adds further moderate weight in favour. Taken in the round, I find that the addition would have a neutral effect on, and would consequently preserve, the character and appearance of the CA as a whole.
9. I therefore conclude that the scheme would comply with Policies HOU8 and ENV13 of the Ashford Local Plan 2030, which seek to secure new residential extensions of acceptable scale and appearance that preserve heritage assets and contribute to local character and distinctiveness. It would also be consistent with the advice in the Framework, which states that good design is a key aspect of sustainable development.

Conditions

10. 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. A condition requiring external materials to be submitted would provide for a satisfactory appearance.

Conclusion

11. For the reasons above and in respect of all other matters, the appeal is allowed.

C Hall

INSPECTOR