



Appeal Decision

Site visit made on 16 September 2025

by Stewart Glassar BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd October 2025

Appeal Ref: APP/V2255/D/25/3369424

The Lodge, Hawks Hill Lane, Bredgar, Kent ME9 8HE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Andrew Holbourn against the decision of Swale Borough Council.
 - The application Ref is 25/501760/FULL.
 - The development proposed is replacement of existing detached asbestos garage and porch with new double garage, with porch link to dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for replacement of existing detached asbestos garage and porch with new double garage, with porch link to dwelling at The Lodge, Hawks Hill Lane, Bredgar, Kent ME9 8HE in accordance with the terms of the application, Ref 25/501760/FULL, 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 drawings: HLB-0425-01 Rev A (Site Plan); HLB-0425-01 Rev A (Proposed Floor Plans and Elevations)
 3. The external materials of the extension hereby permitted shall match those used in the existing dwelling.

Preliminary Matter

2. I have taken the description of development from the Council's decision notice as it more accurately describes that for which permission is sought.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the existing building and wider area, including the Kent Downs National Landscape.

Reasons

4. The host property is one of a number of dwellings that form a ribbon of development along this part of Hawks Hill Lane. The surrounding area is rural and verdant and the landscape is one of a gently undulating pastoral character, with fields separated by mature planting and wooded areas. This positively contributes

to the scenic rural character and appearance of the countryside and the Kent Downs National Landscape (KDNL).

5. The statutory purpose of a National Landscape is to conserve and enhance the natural beauty of the area. The National Planning Policy Framework (the Framework) provides that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes.
6. The appeal property is a modest, single storey dwelling of little architectural merit. It has previously been extended to the rear and includes accommodation within the roof. It is set back within a well sized plot but at a slight angle to the road. The adjacent single storey asbestos garage is a functional building of utilitarian appearance. Neither building is overly prominent within the landscape.
7. The garage and a modest entrance porch to the dwelling would be replaced with a canted extension which would comprise a new porch and double garage. The extension would utilise matching materials and styling to that of the host building. The ridge of the garage roof would be set below that of the main dwelling to give it a sense of subservience.
8. When seen from Hawks Hill Lane, the proposal would clearly extend the width of built form on the site albeit the angled layout would help to mitigate some of the impact. In certain fleeting views it would also be seen in conjunction with the existing rear projection of the house.
9. As a result, the existing dwelling would no longer be seen as a modest bungalow but as part of a larger, more noticeable building. However, it would still be possible to discern the original building, and the new addition would not be so large as to overwhelm the existing building nor be overly prominent in comparison to it.
10. Wider views of the building within the landscape would be limited. Where it could be seen, it would be in the context of an established residential plot, sited within the vicinity of other dwellings of varying sizes. Despite the greater visual prominence, mainly from Hawks Hill Lane, the proposal would not be so intrusive that it would spoil the landscape or visual qualities of the National Landscape. The overall effect on the intrinsic character and scenic beauty of the KDNL would be acceptable and no harm would be caused to other important aspects of this designated area.
11. As a result, I am satisfied that the proposal would not cause harm to the character and appearance of the existing building nor the wider area, including the KDNL. The proposal therefore complies with Policies CP4, DM11, DM14, DM16 and DM24 of the Swale Borough Local Plan 2017. These policies require, amongst other things, that development is of a quality that is appropriate to its surroundings and that extensions are of an appropriate scale, mass and appearance that do not harm the building or wider area.

Conditions

12. In addition to the standard time limit, a condition which lists the approved plans is necessary in the interests of certainty. A condition ensuring the external finishes match those of the existing dwelling is necessary to protect the character and appearance of the building and wider area.

Conclusion

13. For the reasons given above, having considered the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be allowed subject to the specified conditions.

Stewart Glassar

INSPECTOR