



Appeal Decision

Site visit made on 30 September 2025 by J Kirkaldy BSc (Hons) PGDip MRTPI

Decision by B Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th December 2025

Appeal Ref: APP/E2205/D/25/3367806

The Firs, Green Lane, Ashford, Kent TN25 4DN

- 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 Mark Prince against the decision of Ashford Borough Council.
 - The application Ref is PA/2025/0525.
 - The development proposed is a detached timber garage.
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Decision

1. The appeal is allowed and planning permission is granted for a proposed detached timber garage at The Firs, Ashford, TN25 4DN in accordance with the terms of the application, ref PA/2025/0525, 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 drawing nos 25.105.FIRS.01, 25.105.FIRS.04, 25.105.FIRS.05, 25.105.FIRS.06
 - 3) No development above ground level shall take place until a sample of the roof tile to be used in the construction of the roof of the garage 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 sample.

Appeal Procedure

1. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

3. The appeal site comprises of a detached single storey dwelling situated on a corner plot on the junction with Green Lane and Canterbury Road (A252). It is located in the North Downs National Landscape. Vehicular and pedestrian access for the appeal dwelling is from Green Lane. The site is within a small settlement where housing consists of various styles and sizes, with Green Lane consisting of many

landscaped frontages. The appeal site occupies a relatively large plot, with existing planting ensuring that the site makes a positive contribution to the character and appearance of the site's verdant setting.

4. The Ashford Borough Council Supplementary Planning Guidance Note 9 'Domestic Garages and Outbuildings in Urban and Rural Areas' states that generally garages should be located close to the existing dwelling to limit the overall impact of building work within the landscape. It also refers to planted features which can provide protection and screening.
5. The proposed garage would be visible from Green Lane when travelling towards Canterbury Road against the backdrop of the main dwelling. At present double timber vehicular gates and a close boarded fence panel are visible in this position. Given the size of the proposed garage and existing established hedgerow along the road boundaries it would not be prominent in the surrounding setting or as an incongruous addition to the site.
6. It would be situated in close proximity to the main dwelling and would be subservient in terms of size, scale and bulk. The existing plot is of a sufficient size to accommodate the proposed garage without it appearing cramped and contrived within the site.
7. The retention of the established hedgerow along the boundary with Green Lane would be a beneficial aspect of the proposal, providing screening. Whilst the long term maintenance and viability of the hedgerow cannot be guaranteed, its removal without replacement would be unlikely as it would cause a reduction of the garden's privacy. Although the appellant contends that the hedge is dead, they have also expressed a willingness for it to be replanted. During my site visit, I noted that while a small section of the hedgerow, extending forward of the proposed garage's front elevation, appeared to be in poor condition, the remainder of the hedge along the majority of the road boundary of Green Lane appears to be in good health. The rear and side elevation of the proposed garage facing towards Green Lane would therefore be mostly screened by the hedge.
8. I observed during my site visit that the existing outbuilding/shed within the appeal site and agricultural buildings a short distance along Green Lane are timber clad. There are also wooden gates within the appeal site and a timber fence along the road boundary opposite. Therefore, I'm satisfied that timber cladding would be an appropriate choice of material and would not be an incongruous material within the appeal site or wider rural setting.
9. For the reasons given above, I find that the appeal scheme would not have a harmful effect on the character and appearance of the surrounding area. Consequently, I find no conflict with Policies S1 and S6 of the Ashford Local Plan (2019) which seeks high quality design.

Other Matters

10. The appeal site sits opposite 'Yew Tree Cottage,' a Grade II listed building, whose significance derives from its architectural and historic interest. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, has special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

11. In terms of its setting, the listed building is set back from Green Lane, which separates the appeal site from 'Yew Tree Cottage,' with close boarded fencing and established vegetation forming the boundaries of the site. Given the separation distance and intervening vegetation, the proposal would not affect the setting of the heritage asset. As such, I find that the proposal would preserve the setting of 'Yew Tree Cottage', the significance of which would not be harmed.
12. The Council are satisfied that no material harm would be caused to the National Landscape, given the nature and extent of the development proposed. I find no reason to disagree with this assessment having considered the proposal and visited the site and therefore find that the proposal would conserve the significance of the National Landscape.

Conditions

13. I have imposed the standard condition relating to the commencement of development and a condition requiring the development to be carried out in accordance with the approved plans is necessary as this provides clarity.
14. I have no details of the proposed roof material. In the interests of protecting the character and appearance of the dwelling and the surrounding area, a condition requiring a sample of the roof tile is necessary.
15. The Council has suggested a condition preventing the use of the building been used or occupied as a separate and independent dwelling. However, I am required to consider the proposal as applied for and there is no proposal for a separate dwelling before me. If the building is not used for ancillary purposes or a material change of use occurred in the future, it is likely that a separate grant of planning permission would be required, and that building would be at risk of enforcement action if such a permission is not granted. Therefore, for these reasons I do not consider the suggested condition to be necessary.

Conclusion and Recommendation

16. For the reasons given above the appeal should be allowed.

J Kirkaldy

APPEAL PLANNING OFFICER

Inspector's Decision

17. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

B Plenty

INSPECTOR