

PLANNING COMMITTEE – 10 NOVEMBER 2016

PART 5

Report of the Head of Planning

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Decisions by County Council and Secretary of State, reported for information

- **Item 5.1 – Slips Cottage, Painters Forstal Road, Ospringe**

APPEAL DISMISSED

Observations

DELEGATED REFUSAL

Full support for the Council's decision.

- **Item 5.2 – Land and Buildings situated rear of Seager Road, Sheerness**

ENFORCEMENT NOTICE APPEAL ALLOWED

Observations

ENFORCEMENT APPEAL & COMMITTEE REFUSAL – against officer recommendation:

Whilst the Inspector has agreed with the Council that the development has not been built in accordance with the approved drawings, he has allowed the appeal on the basis that a) the additional height is not significantly more harmful than the approved scheme, and b) privacy / overlooking concerns can be addressed by the use of obscure glazing and tree planting within rear gardens.

- **Item 5.3 – Tickham Cottage, Tickham lane, Lynsted**

ENFORCEMENT NOTICE APPEAL ALLOWED

Observations

The Inspector has dismissed two of the appellant's legal grounds of appeal, but concluded that the works alleged including a new fence (which does require planning permission) do not require planning permission, so partially allowing the last legal ground to succeed. The decision letter also refers to a non-response from the Council to a request from the Inspector. This was due to the Inspectorate's email not being forwarded to the Planning Officer dealing with the appeal. Steps have now been taken to try to ensure that this does not happen again. I do not believe that this matter has had a significant effect upon the eventual decision.

- **Item 5.4 – 25 Preston Avenue, Faversham**

APPEAL DISMISSED

Observations

DELEGATED REFUSAL

Full support for the Council’s decision based on the so-called terracing effect, which is referred to in our established Supplementary Planning Guidance note entitled “Designing an Extension - A Guide for Householders”.

- **Item 5.5 – 6 Sheerstone, Iwade**

APPEAL ALLOWED

Observations

COMMITTEE REFUSAL – Against Officer Recommendation

Members may recall that this application was recommended for approval. The Inspector concluded that the proposed dwelling would not harm the character and appearance of the area, and allowed the appeal.