



Appeal Decision

Site visit made on 2 March 2021

by **Stephen Wilkinson BA BPI DIP LA MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 15 March 2021

Appeal Ref: APP/V2255/W/20/3264535

Starwood, Scarborough Drive, Minster on Sea, Sheerness, Kent

- 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 Duncan Olden against the decision of Swale Borough Council.
 - The application Ref 20/502186, dated 27 April 2020, was refused by notice dated 24 September 2020.
 - The development proposed is ground and first floor extension to front and minor alterations to window and door to south east elevation.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposal on the character and appearance of the streetscene.

Reasons

3. Scarborough Drive slopes steeply down from its junction with Minster Drive and includes detached and semi-detached residential properties of varying character and design. The appeal site is one of a pair of semidetached 2 storey residential properties.
4. The appeal scheme is for a 2 storey front extension located over part of the integral garage and an existing porch and would extend by about 3m from the main front wall of the property and over half its width. It would have a hipped gable roof.
5. In the context of the streetscene the proposed extension would be highly visible, especially when viewed from lower in the street. Whilst the scheme's ridge line, being lower than that of the main roof attempts to maintain a subordinate relationship to the main house, this is insufficient to compensate for what will be a large addition to the front elevation.
6. The broad width and height of the extension would dominate the front of the site, imbalance the pair of semi detached properties and by extension would have an adverse impact on the wider streetscene. For this reason, despite the varied character of existing built development along this road the scheme would be a discordant feature with adverse impacts on the streetscene.

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Interested parties

7. I have read the comments of the Parish Council in coming to this decision but they do not dissuade me from my view on the extent of harm which would arise from this proposal.

Conclusions

8. Policies CP4, DM14 and DM16 of Bearing Fruits 2031; The Swale Borough Plan 2033 and Guidance¹ seek to ensure that new development is of a high standard and reflects both the scale and character of the original property and the character of the wider area.
9. For the above reasons, I conclude that the proposed extension would result in harm to the streetscene and would be in conflict with both adopted policies and guidance and for these reasons the appeal is dismissed.

Stephen Wilkinson

INSPECTOR

¹ The Council's Supplementary Planning Guidance – Designing an Extension – A Guide for Householders