

Report of the Head of Planning

**PART 5**

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

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- **Item 5.1 – 109 Ashford Road, Faversham**

**APPEAL ALLOWED**

**Observations**

A marginal decision, but one that will not in my view benefit the spacious character of this row of detached houses.

- **Item 5.2 – 2 Gosmere Farm Barns, Sheldwich**

**APPEAL ALLOWED AND COSTS AWARDED TO APPELLANTS**

**Observations**

A disappointing decision in which the Inspector has crucially failed to mention the Council's adopted Supplementary Planning Guidance relating to rural building conversions despite the fact that it was supplied to him, and further he has failed to appreciate the inevitability of pressure to erect a garage to serve this isolated and exclusive property. A very short-sighted decision which will no doubt cause the Council difficulties in the future. The award of costs is equally hard to accept as the decision was not in my view at all unreasonable.

- **Item 5.3 – The Firs, Dunkirk Road South, Dunkirk**

**APPEAL ALLOWED**

**Observations**

An unexpected decision permitting a single dwelling in open countryside on the basis of the Council's lack of a 5 year housing supply.

- **Item 5.4 – 31/33 Cowper Road, Sittingbourne**

**APPEAL DISMISSED**

**Observations**

A decision which fully supports the Council's reasons for refusal.

- **Item 5.5 – Brogdale Road/Brogdale Place, Faversham**

## **APPEAL ALLOWED**

### **Observations**

A disappointing decision where the Inspector specifically noted, at paragraph 16, that there is a significant shortfall of developable housing sites in the Borough due to the lack of 5 year housing supply borough-wide. The Inspector further states, at paragraph 21, that since the Council cannot demonstrate a 5 year supply of deliverable housing sites, all relevant policies and parts of relevant policies for the supply for housing have to be regarded as out of date and that this in turn means that in determining the appeal very limited weight was placed by the Inspector on housing supply policies related to the distribution of development across the Borough.

Given the above, whilst the inspector found that there was a moderate adverse impact on the rural character of Brogdale Road and the rural approach to Faversham having regard to the historical development of Brogdale Road and Faversham Town, this was outweighed by the need for housing