

Appeals and Informal Hearings

**21/00541 – Land to the Rear of the Wingham Barn, The Old Fairground, Wingham
(Appeal ref: APP/X2220/W/21/3286162)**

The erection of a detached two-storey dwelling

Determined under delegated powers.

Appeal dismissed: Main Issues: effect of the proposals on the character and appearance of the area and whether the proposed development would comply with local and national planning policy, which seek to steer new development away from the areas at the highest risk of flooding.

**21/01055 (Planning) and 21/01056 (Listed Building Consent) – 52 King Street,
Sandwich (Appeal ref: APP/X2220/X/21/3286746)**

Removal of three velux rooflights and construction of three dormer windows

Determined under delegated powers

Appeal allowed: Main issues: effect on the architectural and historic significance of the building. Grade II* Listed house

**21/01091 (Listed Building Consent) – Park Cottage, Catsole Hill, Goodnestone (Appeal
ref: APP/X2220/Y/21/3288325)**

Removal of existing and erection of new single storey rear extension

Determined under delegated powers

Appeal Allowed: Main issues: effect of proposed extension on architectural and historic interest of the Grade II Listed Building.

**22/00325 – Land NW of Pegasus, London Road, Sholden (Appeal ref:
APP/X2220/Z/22/3299066)**

Display of 1no. non illuminated signage board (retrospective)

Determined under delegated powers

Appeal allowed: Main issues: upon amenity (visual) and public safety (highway safety). Inspector concluded size & height of sign was not unduly out of keeping with other street furniture in the vicinity and did not appear overly visually intrusive or dominant. It was not poorly placed (being on land the subject of the development advertised). It would be non-

illuminated, clearly visible and would not be so distracting or confusing to divert attention to create a hazard endangering safety.

22/00652 – Land SW of Sholden Drive, Sandwich Road, Deal (Appeal ref: APP/X2220/W/23/3315262

Appeal against non-determination - Core documents for appeal (Outline application for the erection of up to 155 dwellings with associated parking and means of access (all matters reserved except for access)

Non-determination but resolution made at planning committee to not defend the appeal.

Appeal allowed: Appeal against non-determination (not defended). Main Issues: principle of development, effect on character and appearance of area and local landscape & effect on local highway network and highways safety

22/01247 – Trimmingham, Kingsdown Hill, Kingsdown (Appeal ref: APP/X2220/D/22/3313137

Erection of a detached garage and creation of a new vehicular access

Determined under delegated powers

Appeal dismissed: Main Issues: Impact on character and appearance, garage being sited forwards of main dwelling, eroding spacious character of locale due to size and siting forwards of building line (would not be good design required by NPPF)

21/01307 – 56 Campbell Road, Walmer (Appeal ref: APP/X2220/W/22/3297983

Change of use from holiday let (Use class C1) to residential dwelling (Use class C3)

Determined under delegated powers

Appeal allowed: Main Issues: effect on living conditions of future occupiers with particular reference to internal accommodation and outdoor amenity space. Inspector considered unit would be sufficient size for a single occupant (exceeding NDSS for 1 bed flat) and that due to size, would be unlikely to be occupied by a family so open space nearby (including walking distance to seafront) was acceptable.

22/00530 – Wentways Farm, Strakers Hill, East Studdal (Appeal ref: APP/X2220/W/22/3306708

Erection of an agricultural barn

Determined under delegated powers

Appeal dismissed: Main Issues: whether agricultural need has been demonstrated sufficient to justify development in open countryside & effect of development on character and appearance of surrounding area. Inspector considered there was no evidence to the contrary in respect of proposed agricultural use such that development would accord with DM1 and DM15. In respect of character and appearance, Inspector noted surrounding area was mature rural landscape interspersed with residential properties and established farm buildings, open field and hedgerows and areas of woodland. Undeveloped nature made an important contribution to character of countryside, however proposals would appear incongruous, stand-alone feature, eroding open setting of this part of countryside. Prominence of building would be exacerbated by elevated ground level relative to adjacent public highway. Inspector considered that development would fail to reduce harmful effects on countryside contrary to DM1 and DM15 and would be inconsistent with NPPF good design.

22/00617 – Glen Farm, Mongeham Road, Ripple (Appeal ref:

Erection of a detached dwelling, cycle/bin store, and associated parking (existing outbuildings to be demolished)

Determined under delegated powers

Appeal dismissed: Main Issues: character and appearance of surrounding area. Site is outside of but adjoining settlement confines. Proposals would extend residential development into open countryside, into neighbouring agricultural site, creating unnatural distortion in boundary between two different land uses. Location of dwelling leads to adverse urbanising impact on rural land contrary to DM15 and DM16. Inspector noted an application granted on adjacent site but had no details and assessed each application on own merits. Considered that allowing this appeal would set aside countryside strategy as primary method of directing development within the District, potentially leading to similar arguments being made for other residential sites in close proximity to countryside boundaries, diminishing relevance of countryside strategy and would be the antithesis of sustainable development. Concluded proposals would be contrary to DM1, DM15, DM16 and NPPF Para 174 objectives.
