

Birchington Parish Council
Planning Committee Meeting Tuesday, 18th February 2025

Attachment 1

New Planning Applications

[FH/TH/25/0038](#) | Erection of first floor extension, single storey side extensions, two storey front extensions, and porch to front elevation, following demolition of existing side extensions | [21 Kings Avenue Birchington Kent CT7 9QL](#)

[TPO/TH/25/0140](#) | TH/TPO/4(1983)A1 - T1 (Holmoak) Fell, to allow light into this area, replace with Hawthorn tree in the same location. T2 and T3 (Sycamore) Reduce both crowns by a maximum of 2m from the tips, to maintain the size of the trees in their setting. | [19 Grenham Road Birchington Kent CT7 9JH](#)

[TPO/TH/25/0141](#) | TH/TPO/4(1983)A1 - (T1) Oak tree to be reduced by a maximum of 2m from the tips, leaving appropriate growth points and a natural shape. | [21 Grenham Road Birchington Kent CT7 9JH](#)

[F/TH/25/0056](#) | Erection of a part single, part two storey building following demolition of existing buildings, together with erection of bin and cycle store, external works and temporary accommodation | [Birchington Primary School Park Lane Birchington Kent CT7 0AS](#)

Decided Applications

A/TH/24/1310 Officer Rosemary Bullivant Location **Seaview Service Station 361 Canterbury Road Birchington Kent** Proposal Erection and display of a free standing single sided digital display Ward Birchington South Decision **Grant Permission**

BPC: Object on the grounds that the proposed digital display would be an intrusion on the residential adjoining property at 359a Canterbury Road.

FH/TH/24/1058 Officer Dawn Rollason Location **Cranworth The Parade Birchington Kent** Proposal Installation of glass balustrade to front balcony, erection of single storey extension to annexe with roof terrace above together with 1.8m timber fence to South West elevation (part retrospective) Ward Birchington North

Decision Grant Permission

BPC: Neutral

F/TH/24/1084 Officer Duncan Fitt Location **20 Harold Road Birchington Kent CT7 9NA** Proposal Erection of 2No 3-bed and 1No 4-bed two storey dwellings following demolition of existing dwelling together with associated access, landscaping and parking Ward Birchington North

Decision Refuse Permission

BPC: Object - These proposals are contrary to Birchington Neighbourhood Plan policy B4 which seeks to protect local heritage assets. The local list of heritage assets, which includes 20 Harold Road, was submitted to TDC over a year ago and whilst it has not yet been adopted should nevertheless carry some weight in this matter. Furthermore, the proposals are contrary to the adopted Birchington Village Wide Design Guidelines which require new development to respect local character and to preserve heritage assets and their setting. In particular, the proposals are out of character with the surrounding properties and would result in

overdevelopment of the site. The Thanet Local Plan states that permission should be refused for development of poor design that fails to take the opportunity to improve the character and quality of an area. It notes that some suburbs are characterised by lower density development, with large, well-spaced properties. This proposed development would not add to character nor would it reflect the generally lower density developments that surround the site. The requirement for quality development is a high priority in both the Birchington Neighbourhood Plan and the Thanet Local Plan policies. These proposals represent poor design in height and massing and would be detrimental to neighbouring properties. The original proposals were rejected by officers; subsequent changes have been minimal shifting rather than addressing causes for concerns. Loss of privacy for surrounding properties remains a serious concern as does proximity and the proposed arrangements for parking which are amply illustrated by the Applicant as being overly optimistic and potentially impossible for drivers to access. This site is located close to the coastline, it provides natural habitats for sea birds and other coastal wildlife, this development would cause harm by intensifying development and reducing green and natural space. In summary, this remains a poor proposal which breaches multiple Birchington Neighbourhood Plan and Thanet Local Plan policies and would, if approved, have consequences that would result in significant harm to the local area. This application should be refused

FH/TH/24/1430 Officer Gillian Daws Location Proposal 62 Epple Bay Avenue Birchington Kent CT7 9HU Erection of first floor to existing single storey detached dwelling, together with pitched roof, flat roof dormer window within side elevation to create further accommodation, provision of first floor balcony to front facade , roof terrace above part of converted garage and dropped kerb Ward Birchington North Easting: 630861

Decision Grant Permission

BPC: Neutral - Objections to previous application were overruled so it is assumed officers approve of development in principle. It is noted that risk of overlooked would be mitigated by screens to the rear and side of the terrace. Off road parking is still a concern as provision appears to fall short of requirement