

Planning Committee Meeting 1st April 2025

Attachment 1

Planning applications affecting Birchington:

[TPO/TH/25/0247 | M/TPO/3\(1952\)G13 - T1- Sycamore: Full crown reduction by 30%, with a finished reduction height of approx 9m and crown spread of 8m, to appropriate growth points | 6 Dovedale Birchington Kent CT7 9UF](#)

[FH/TH/25/0282 | Erection of a two storey side extension | 5 Constable Road Birchington Kent CT7 9HD](#)

[FH/TH/25/0320 | Erection of a single storey side and rear extension following the demolition of existing porch and conservatory | 37 Cunningham Crescent Birchington Kent CT7 9LF](#)

Decided Planning Applications:

FH/TH/24/1477 Officer Duncan Fitt Location **111 Alpha Road Birchington Kent CT7 9ED**

Proposal Erection of an attached double garage following alterations to the roof Ward Birchington South

Decision Grant Permission

BPC : Supported

FH/TH/25/0008 Officer Zoe Dobson Location **21 Manor Drive Birchington Kent CT7 9TN**

Proposal Erection of pitched roof side extension and erection of dormer to rear to facilitate loft conversion following demolition of conservatory Ward Birchington South

Decision Grant Permission

BPC: Support on condition that sufficient off-street parking is provided

FH/TH/24/1467 Officer Dawn Rollason Location **38 Ethelbert Road Birchington Kent CT7 9PY**

Proposal Erection of single storey rear extension Ward Birchington North

Decision Grant Permission

BPC: Supported.

FH/TH/25/0063 Officer Vicky Kendell-Bryant Location Proposal **4 Wilkie Road Birchington**

Kent CT7 9HE Erection of front boundary wall , gates and railings (maximum height 2.1m), together with extension to existing vehicular access and formation of new vehicular access following demolition of existing front boundary wall (part retrospective) Ward Birchington North Easting: 630128

Decision Grant Permission

BPC: Objected: This application represents significant development creep from the original and revised approved applications and significantly changes the visible character of the property. This proposal includes provision of new front boundary brickwork wall with brickwork piers to 2.1m, black metal railings, pedestrian gate and electric sliding gates. It is noted that the original front boundary wall has been demolished, contrary to the statement made under 'Description of Proposed Works' in the Application Form. This property is in an area designated as an Area of High Townscape Value. Birchington Neighbourhood Plan, Policy B5 states: Within designated Areas of High Townscape Value, the conservation and/or enhancement of the local character will be the primary planning aim. In furtherance of this aim, development will be supported only where it conforms with Policy B1. Policy B1 states: New development which

accords fully with the Birchington Village-wide Design Guidelines and Site Design Guidance and Codes will be supported. It requires that applications should set out how this policy has been complied with and provide an explanation of any divergence from the requirements of this policy. Policy B3 states: New development that responds positively to heritage and character assets that may be affected by the proposals, will be supported. The existing street scene in Wilkie Road is one of greenery, low front garden walls and hedges. This application does not conserve or enhance the character of the area, nor does it respond positively to the general character of the area - it is contrary to BNP policies B3 and B5. Furthermore, it contravenes BNP policy B1 in that the application does not meet the character requirements set out in the Birchington Village-wide Design Guide and does not justify divergence from the requirement. Drawing No WR/692/PD-51 appear to show internal walls off the 2.1m brickwork piers and running inside the left and right front boundary walls. These apparent internal walls are not specified in any of the documentation. Refuse on the following grounds: Incorrect information provided in the Application Form. The Application is for development in an Area of High Townscape Value and is significantly out of character with the surround area. The Application is contrary to the existing street scene. The Application is in breach of BNP policies B1, B3 and B5. The Application does not conform to the Birchington Village-wide Design Guide. The Application appears to include unspecified structures along the right and left front boundary lines.

FH/TH/25/0038 Officer Vicky Kendell-Bryant Location 21 Kings Avenue Birchington Kent CT7 9QL Proposal Erection of first floor extension, single storey side extensions, two storey front extensions, and porch to front elevation, following demolition of existing side extensions Ward Birchington North

Decision Grant Permission

BPC : Objected: 2 objections Application for development which would be out of character with the nearby properties and which would disturb the rhythm of the street scene. The proposed height and massing of development would be overbearing on neighbouring properties and the risk of overlooking to the sides and rear should be considered. The choice of materials for the roof and render colour conflict with the existing nearby homes on that side of the avenue. Such development is contrary to BNP design guidelines and codes, in breach of policies B1 and B2.