

Agenda - Planning Committee Meeting 11th March 2025

Attachment 1

[TPO/TH/24/1289 | M/TPO/3\(1952\)G3 - T1 and T2 - Pine- Fell | Land On The South Side Of Alpha Road Birchington Kent](#)

[FH/TH/25/0159 | Erection of a single storey side and rear extension | 35 Kent Gardens Birchington Kent CT7 9RS](#)

[F/TH/25/0170 | Variation of condition 2 of planning permission F/TH/22/0322 for the "Construction of a menage for horse paddock/stables" to allow an alternative position for the menage | Quex Park Birchington Kent CT7 0BH](#)

[TPO/TH/25/0190 | TH/TPO/18/1986 - T1- Holm oak- Reduce to false pollard at 5m above ground level, to provide sufficient clearance from property and reduce likelihood of failure. | The Wigwam 18 Colemans Stairs Road Birchington Kent CT7 9HJ](#)

[FH/TH/24/1358 | Variation of condition 2 of planning permission FH/TH/23/0585 'Erection of part 2 storey and single storey rear extension together with alterations to fenestrations and garage roof' to allow alterations to materials. | 16 Sherwood Road Birchington Kent CT7 0EJ](#)

[FH/TH/24/1451 | Formation of vehicular access | 39 Park Lane Birchington Kent CT7 0AN](#)

FH/TH/24/1200 119 Park Avenue Birchington Kent CT7 0DL Officer Dawn Rollason Erection of first floor extension, single storey side infill extension, single storey rear extension, together with alterations to fenestration and materials following demolition of existing conservatory and garage Ward Birchington South Easting: 630372 **Decision Grant Permission**

BPC: Object on the grounds that the application remains substantially the same as previous submissions when the proposal to extend the property upwards was rejected. BPC original objection still applies, namely: Members noted that the proposals would result in a two storey building being introduced into a row of established and largely uniform bungalows. Members felt that this would harm the street scene and would be out of character in this part of Park Avenue. Furthermore, it would isolate one bungalow between this property and another neighbouring two storey property which would create an overbearing presence and would damage the living conditions of the occupants of that bungalow. All this would be contrary to NHP policy B1 and the NHP Design Guidelines.

FH/TH/24/1227 Saltburn Cliff Road Birchington Kent Officer Rosemary Bullivant Erection of second floor extension with terrace, first floor extension with balconies to front, single storey rear extension with balcony above, together with addition of render, timber, tile and stone cladding detail, and alterations to fenestration Ward Birchington North Easting: 629443 **Decision Grant Permission**
BPC: Previous application approved by TDC July 2024, supported by BPC. This application adds third floor (gym/hobby area proposed). The overall height of the proposed building does not appear to exceed the existing chimney tip (which is above existing ridge height) and would be considered acceptable in planning terms.

Overall, the application appears to be sound and in character with the area. A neighbour has raised an issue about a restrictive covenant said to apply to the site and preventing addition of a third floor. Planning permission does not override existing restrictive covenants, where a restrictive covenant is in place, the person entitled to benefit of the covenant may take legal or enforcement action. Recommend: Neutral/Support