



Birchington Parish Council
Planning Applications Committee
Meeting held on:
Tuesday 14th July 2026 at 6.30pm
in Birchington Library

Present:

CLlr Boneidol (Vice-Chairman)
CLlr Prebble
CLlr Blankley
CLlr Houghton

Jane Bevan – Parish Clerk

P/2026/22 Apologies for Absence

Apologies for absence were received from CLlr Wright.

P/2026/23 Declarations of Interest

None.

P/2026/24 Minutes

The minutes of the Planning Committee meetings held on 16th June 2026 were presented for approval. The minutes were subsequently **agreed**.

P/2026/25 Public Participation

There were no members of the public in attendance.

Planning

Please note that the recommendations made at this meeting by the Parish Council in respect of planning applications on the agenda are advisory only.

Due consideration of the Birchington Neighbourhood Plan policies will be taken into account when submitting comments to Thanet District Council.

It is recommended that any comments the public wish to make be submitted direct to Thanet District Council, either via their website or by letter.

P/2026/26 Planning Applications to be discussed (see attachment 1)

See attachment 1 for details.

P/2026/27 Chairman's Report and Matters Arising

The Vice-Chairman said he had nothing to report in the Charman's absence.

CLlr Blankley provided an update on the Judicial Review and said that David Peerless of the Thanet Trust Association had contacted him and said he would like to provide on update on developments to the Parish Council. The Clerk said she would arrange a

Action

Teams meeting for members.	Clerk
P/2026/28 Enforcement Action The Clerk reported that the Yellow Shop in Station Road had recently closed down and was now empty. The Clerk referred to the access track to the allotments between Brunswick Road and Park Lane and said she would be contacting TDC Enforcement regarding the possible change of use.	Clerk
P/2026/29 Appeals. The Clerk said there were no further updates to report.	
P/2026/30 Clerk's Correspondence None.	
P/2026/31 Time and Date of Next Meeting Tuesday, 11 th August 2026 at 6.30pm at the Library, Alpha Road, Birchington, CT7 9EG. The meeting closed at 7.20pm	
Signed by the Vice-Chairman of Planning Applications	
Cllr Marty Boneidol Dated: 30.06.2026	

Planning Committee Meeting 16th June 2026

Attachment 1

[FH/TH/26/0581 | Erection of a gazebo \(Retrospective\) | 4 Wilkie Road Birchington Kent CT7 9HE](#)
Support

[FH/TH/26/0624 | Erection of single storey side extension following demolition of rear conservatory and partial demolition of existing garage together with installation of air source heat pump and solar panels | 27 Berkeley Road Birchington Kent CT7 9JR](#)
Support

[FH/TH/26/0530 | Erection of a first floor extension with double hipped roof and installation of balcony to rear, extension to front porch, increase in height of front bay window together with cedar shingle cladding to front and rear bay windows, application of insulating render to all elevations, conversion of existing garage to habitable room together with erection of glazed veranda to rear and installation of](#)

[internal lift | 30 Shakespeare Road Birchington Kent CT7 9ET](#)

Birchington Parish Council objects to the application in its current form.

The Council supports the principle of improving the dwelling's accessibility, energy efficiency and long-term suitability for its occupants. However, the site lies within an Area of High Townscape Value, where conservation and enhancement of local character should be the primary planning aim. The submitted Design and Access Statement does not identify or properly assess this designation and therefore fails to demonstrate compliance with Policies B5 and B1 of the Birchington Neighbourhood Plan and the relevant Village-wide Design Guidelines.

Quinta is a substantial 1930s detached dwelling, its character derives from its broad hipped clay-tiled roof, chimneys, projecting bays, distinctive central porch, traditional proportions and landscaped setting. The cumulative effect of the proposed development could materially erode the architectural character of the house and the established townscape of Shakespeare Road.

The Council is also concerned about residential amenity. Two first-floor rear terraces are proposed, but no adequate sight-line assessment or permanent privacy screening details have been provided. Reliance on existing planting is not sufficient permanent mitigation. The terraces may cause actual and perceived overlooking of neighbouring gardens and increased activity at first-floor level, contrary to Policy QD03 of the Thanet Local Plan.

The application describes the property as intended for intergenerational living by four adults. While this would remain occupation of a single dwelling unless separate residential units are created, the proposed arrangement may generate a different intensity of parking, vehicle movements, deliveries, visitors and use of external amenity areas from that of a smaller household. This is particularly relevant because the existing garage would be converted to living accommodation. The applicant states that three cars can be accommodated, but no dimensioned parking and manoeuvring plan demonstrates that this capacity would remain practical following construction of the porch, access ramp and associated landscaping.

Further concern arises from the raised eastern wing and altered first-floor windows facing No. 32 Shakespeare Road. The application does not include measured contextual sections, window-to-window relationships or an enforceable obscure-glazing and opening schedule.

The Council therefore requests revised plans and additional information, including:

- a townscape and character assessment
- existing and proposed street-scene drawings
- fully dimensioned elevations and sections
- sight-line drawings for the terraces and east-facing windows
- permanent opaque terrace screening
- tree, hedge and landscaping protection details; and
- a dimensioned parking and manoeuvring plan.

In the absence of satisfactory amendments, the Council considers that the proposal should be refused for failing to conserve or enhance the Area of High Townscape Value and for failing to demonstrate that neighbouring privacy and living conditions would be adequately protected, contrary to Policies B5 and B1 of the Birchington Neighbourhood Plan and Policies SP35, QD02 and QD03 of the Thanet Local Plan.

[F/TH/26/0657 | Installation of defibrillator and bleed kit cabinets to the front elevation | Nationwide 32 The Square Birchington Kent CT7 9AB](#)

Object – unnecessary intrusion on the conservation area as both devices will be available from the ex-telephone boxes opposite.

[FH/TH/26/0664 | Erection of single storey front extension | 14A Harold Road Birchington Kent CT7 9NA](#)

Birchington Parish Council objects to the proposal for a front extension to provide an en-suite to the ground-floor bedroom at 14A Harold Road. Although the extension may be partly screened by an existing hedge, this does not overcome the design concerns. The hedge is not a permanent form of screening and the proposal must be assessed on its own architectural merits. The flat-roofed, box-like extension would appear incongruous alongside the existing pitched and gabled roof forms, would unbalance the front elevation and would be out of character with both the host dwelling and the surrounding street scene. The proposed drawings confirm the addition's prominent flat-roofed form.

The extension would also project forward of the existing front wall and established building line, introducing built development closer to the road and disrupting the existing set-back and rhythm of the frontage.

In addition, the proposal would replace a substantial part of the existing bedroom's front window with the new en-suite, leaving the bedroom with a materially reduced window opening. This would be detrimental to the living conditions of existing and future occupiers through reduced natural light and ventilation.

The proposal is therefore considered contrary to Birchington Neighbourhood Plan Policy B1 and Thanet Local Plan Policies SP35, QD01, QD02 and QD03. The Parish Council recommends refusal.

