



Birchington Parish Council

Agenda

Standing Committee: Planning

Tuesday 8th September 2026 at 6.30pm

At the Parish Office, 2 Albion Road , CT7 9DN

Members of the public can attend the meeting.

Please note that as per the Terms of Reference for this Committee, public attendance is welcomed with the caveat that the Chairman will invite and direct any representation and will be the sole arbiter on attendance and participation. (Members of the public wishing to speak at the meeting will be restricted to a maximum of 3 minutes)

**Please contact the Parish Clerk by email:(clerk@birchington-pc.gov.uk)
to receive any of the agenda papers.**

To: The Planning Committee members: Cllr L. Wright, Cllr M. Boneidol, Cllr B. Prebble

You are hereby summoned to attend a meeting of the Planning Committee on Tuesday, 8th September 2026 at 6.30pm at the Parish Office, Albion Road, CT7 9DN

1. Apologies for absence.

2. Declarations of Interest.

To receive any declarations of pecuniary or non-pecuniary interests.

3. Minutes of the Planning Committee meeting held on 11th August 2026

To approve the minutes and consider any matters arising (copy attached).

4. Public Participation.

5. Planning Applications to be discussed (see attachment 1)

6. Chairman's Report and actions arising

7. Enforcement Action

To receive a verbal report and consider any matters arising.

8. Appeals

To receive a verbal report and consider any matters arising.

9. Clerk's Correspondence

10. Date of next meeting:

Tuesday, 6th October 2026 at 6.30pm at the Parish Office, 2 Albion Road, Birchington.

Signed by the Parish Clerk:

Jane Bevan

Dated: 1st September 2026

Attachment 1

[Thanet | Council | Application | 219979](#)

FH/TH/26/0775 34 Cunningham Crescent, Birchington, Kent, CT7 9LF Proposal: Erection of a single storey rear extension following demolition of existing conservatory

[Thanet | Council Direct | Application | 220011](#)

F/TH/26/0821 Land Adjacent To Albion Road Neame Road, Birchington, Kent Proposal: Erection of a two bedroom detached bungalow with associated access, parking and landscaping.

[Thanet | Council Direct | Application | 220008](#)

FH/TH/26/0816 33 Dane Road, Birchington, Kent, CT7 9PR Proposal: Erection of front extension to garage with balcony above, glazed entry lobby to front elevation, replacement of windows on front elevation, insertion of doors to first floor to serve balcony and addition of render and cladding

Decided Applications

F/TH/26/0657 Officer Duncan Fitt **Location** Nationwide, 32 The Square, Birchington, Birchington, Kent, CT7 9AB
Proposal Installation of defibrillator and bleed kit cabinets to the front elevation **Ward** Birchington South
Decision Grant Permission

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

TDC report which includes BPC objection can be viewed here:

https://planningandbuildingcontrol.thanet.gov.uk/planning/?fa=downloadDocument&id=1301320&public_record_id=204609

FH/TH/26/0624 Officer Dawn Rollason **Location** 27 Berkeley Road, Birchington, Kent, CT7 9JR **Proposal** 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 **Ward** Birchington North

Decision Grant Permission

BPC: Support

F/TH/26/0413 Officer Duncan Fitt **Location** QUEX HOUSE AND GARDENS Quex Park, Birchington, Kent, CT7 0BH
Proposal Installation of an external lift and glazed walkway. **Ward** Birchington South

Decision Withdrawn

BPC: Neutral

L/TH/26/0414 Officer Duncan Fitt **Location** QUEX HOUSE AND GARDENS Quex Park, Birchington, Kent, CT7 0BH
Proposal Application for Listed Building Consent for the installation of an external lift and glazed walkway. **Ward** Birchington South

Decision Withdrawn

BPC: Neutral

FH/TH/26/0664 14A Harold Road, Birchington, Kent, CT7 9NA Proposal Erection of single storey front extension
Decision Grant Permission

BPC: Object 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.

TDC Report which includes BPC objection can be viewed here:

https://planningandbuildingcontrol.thanet.gov.uk/planning/?fa=downloadDocument&id=1302298&public_record_id=195246

FH/TH/26/0530 30 Shakespeare Road, Birchington, Kent, CT7 9ET Proposal 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

Decision Grant Permission

BPC: Object: 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 maneuvering 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.

TDC Response to BPC objection can be viewed here:

https://planningandbuildingcontrol.thanet.gov.uk/planning/?fa=downloadDocument&id=1301475&public_record_id=219902

FH/TH/26/0715 22 Shakespeare Road, Birchington, Kent, CT7 9ET Proposal Erection of single storey rear extension
Decision Grant Permission
BPC: Support

F/TH/26/0564 2B Cross Road, Birchington, Kent, CT7 9HN Proposal Variation of condition 3 of approved planning permission for FH/TH/21/1875 'Erection of a two storey side and rear extension and single storey rear extension' to allow changes to the colour to the approved brickwork
Decision Grant Permission
BPC: Neutral