



Appeal Decision

Site visit made on 14 March 2026

by A U Ghafoor BSc (Hons) MA MRTPI FCMi fCMgr

an Inspector appointed by the Secretary of State

Decision date: 19th March 2026

Appeal Ref: APP/V2255/C/23/3327038

Land known as Pigeon Farm Sheppey Way Bobbing Sittingbourne Kent ME9 8PD

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 (the "Act").
 - The appeal is made by Bill Smith against an enforcement notice issued by the Swale Borough Council.
 - The enforcement notice was issued on 11 July 2023.
 - The breach of planning control as alleged is the erection of two wooden clad stables and construction of hard standing.
 - The requirements of the enforcement notice are to: (1) Dismantle the two wooden clad stables shown in their approximate locations marked 'X' and 'Y' on the plan attached to the notice and break up their concrete bases (2) Break up and remove the hardstanding immediately adjacent to each of the stables (marked X and Y and shown in their approximate locations on the plan attached to the notice), and (3) remove from the land all resultant materials, debris, rubble and rubbish associated with compliance of steps (1) & (2) above.
 - The period for compliance with the requirements is 3 months.
 - The appeal is proceeding on the grounds set out in section 174(2) (a) of the Act.
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Decision

1. The appeal is dismissed, and the enforcement notice is upheld, and planning permission is refused on the application deemed to have been made under section 177(5) of the Act.

Ground (a)

2. The main issue¹ is the effect of the development on the character and appearance of the surrounding countryside. The area is characterised by open fields and sporadic built development. There are established landscape features such as trees and hedgerows, and the topography is generally flat. The stables and hardstanding are detached although stable Y is located close to an access. Nonetheless, they are noticeable in public viewpoints. Although stables can be found in rural settings, the submitted evidence does not adequately substantiate the claim that stables of this kind and scale are required in connection with a horsiculture activity.
3. To me, the stables and hardstanding represent encroachment into this mainly undeveloped rural landscape, due to the detached setting. Despite the type of material used on the outer surfaces, the development has a visually incongruous effect on the rural due to the size, scale and location of the two stables and hardstanding. They appear as large buildings given the design and are out-of-keeping with the pleasant rural character of the surrounding area and conditions alone would not reduce their visual impact. Accordingly, the development conflicts with the main aims and objectives of policies ST3, DM3, DM14 and CP4 of the Local Plan (2017) and design guidance for this kind of development in found in Supplementary Planning Guidance.

A U Ghafoor

INSPECTOR

¹ In its statement, the Council refers to amenity and highway matters. From the reasons for issuing the enforcement notice and my assessment of the site and surroundings, I consider this is the main issue.