

Application Number	16/00520/AS
Location	Sunny Bank, Rock Hill Road, Egerton, Ashford TN27 9EA
Grid Reference	90242/46794
Parish Council	Egerton
Ward	Weald North
Application Description	Partial rebuild of existing garage and alterations to existing roof to increase pitch
Applicant	Mrs Hooper, Sunny Bank, Rock Hill Road, Egerton, Ashford, TN27 9EA
Agent	N/A
Site Area	0.16ha

Consultation

(a) 3/- (b) Parish S (c) -

Introduction

1. This application is reported to the Planning Committee as the applicant is the spouse of a Council Officer.

Site and Surroundings

2. The application site is located on Rock Hill Road to the south west of the village of Egerton. The site comprises a detached bungalow with detached double garage set back and to the south west.
3. The area surrounding the site is made up of a collection of other single storey and two storey dwellings and to either side of the site are bungalows. A large paddock is situated to the rear of the site.
4. The countryside forms part of the Mundy Bois Farmlands Landscape Character Area (LCA).
5. A site location plan is attached to annexe 1.

Proposal

6. The application proposes the partial rebuild of an existing double garage. The footprint of the garage as well as the eaves height will remain the same as the current structure with an increase in the angle of the pitch of the roof from 34° to 45°. The total ridge height would be 5.3m instead of 4.2m. The development also includes new garage doors, the introduction of timber weatherboarding to the gable ends, as well as alterations to the style of openings and the removal of a window on the rear elevation. A first floor designed for storage has been included in the increased roof area with 2 rooflights within each side roofslope. This has been increased from one each side during the course of the processing the planning application.
7. Following officer concerns over the impact of the rooflights upon the privacy of the rear garden of Burnside to the south west, the applicant has agreed to the addition of obscure non-opening rooflights to this roof slope. Details of the proposal in its amended form are in figures 1-3 below.



Figure 1: Site Location Plan

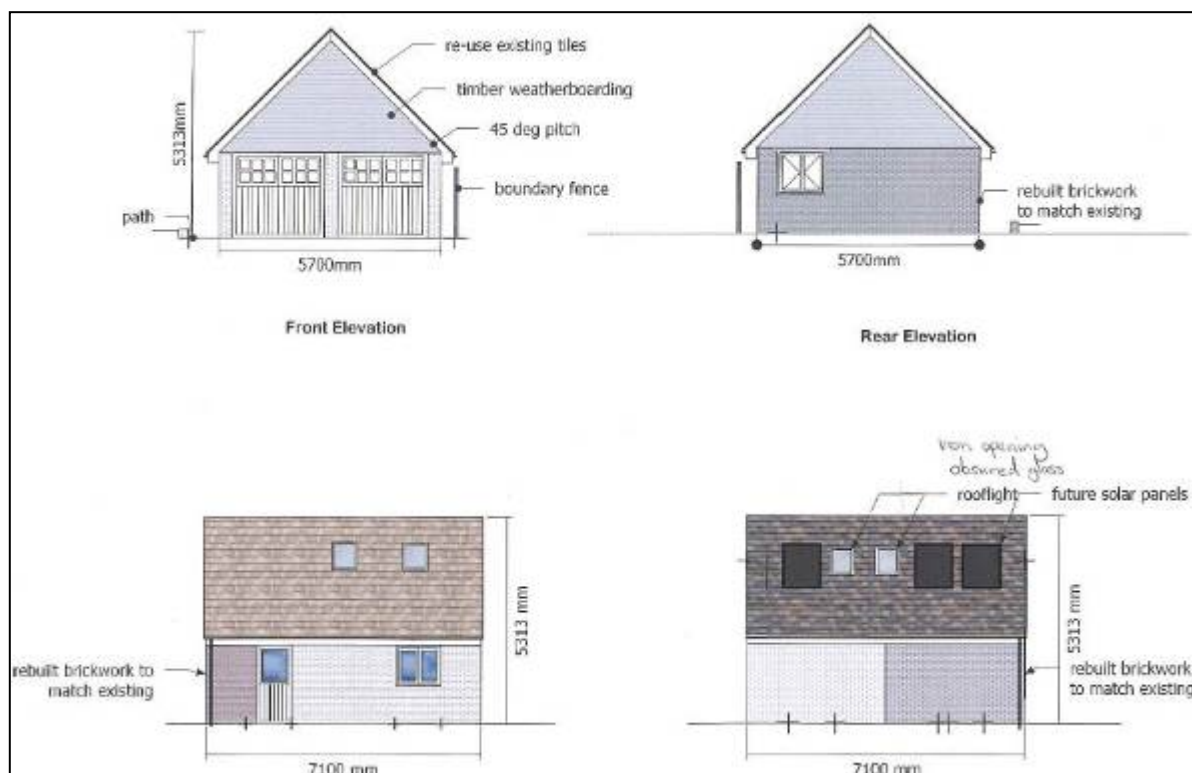


Figure 2: Proposed Elevations

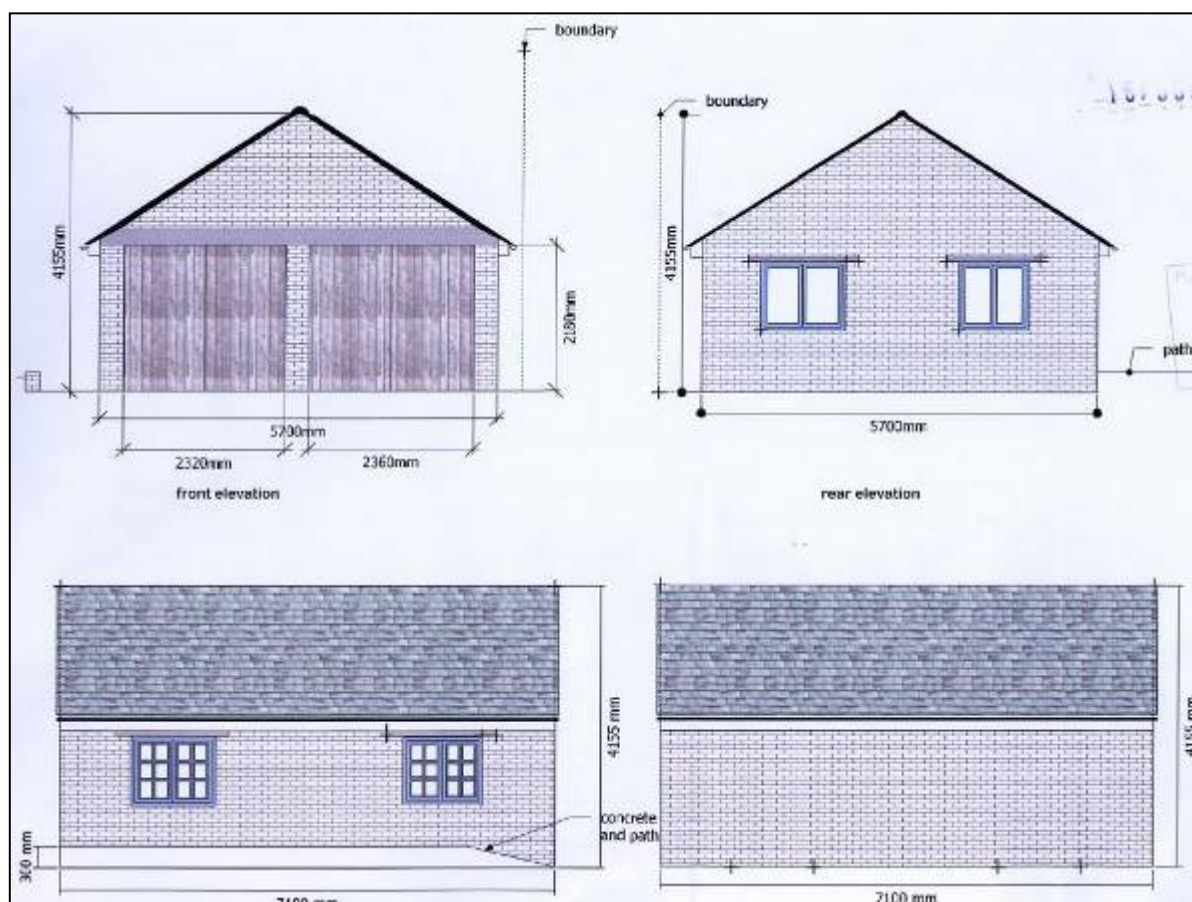


Figure 3: Existing Elevations

Planning History

8. No recent relevant history.

Consultations

Ward Member: Councillor Dyer is not a member of the Planning Committee

Egerton Parish Council: Egerton Parish Council support this application.

Planning Policy

9. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012 and the Chilmington Green AAP 2013.
10. The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 – Delivering Sustainable Development

CS9 – Design Quality

Tenterden & Rural Sites DPD 2010

TRS17 – Landscape character & design

11. The following are also material to the determination of this application:-

Supplementary Planning Guidance/Documents

Landscape Character SPD 2011

Government Advice

National Planning Policy Framework 2012

12. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF.

Assessment

The key issues for consideration are:

- Visual impact
- Residential amenity
- Highway safety

Visual Impact

13. The proposed garage would have a footprint which matches that of the existing garage. Whilst both the pitch of the roof and the total height has increased, the eaves height remains the same. The garage would sit comfortably within the site and given its set back location to the rear of the dwelling and the level of screening on approach along Rock Hill Road, I consider this to be acceptable in visual terms.
14. The proposed materials are sympathetic to the location and therefore acceptable.

Residential Amenity

15. The increase in the pitch and height of the roof of the garage would not result in any adverse impact on the amenity of the occupants of neighbouring dwellings given the separation distances involved, the roof sloping away and that there is no change in the height of the eaves. The 2 roof lights facing to the south west are obscured and non-opening, preventing any possibility of overlooking into the neighbour at Burnside. The 2 roof lights facing to the north east is a comfortable distance away from the immediate neighbour at Little Orchard such that there would be no harmful overlooking.

Highway Safety

16. The development would not result in any change to the parking provision for the dwelling, and as such the proposal raises no highway safety issues.

Human Rights Issues

17. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) and the interests

and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

18. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

19. The design, materials and scale of the development is appropriate for the context of the site and would result in a visual improvement of the site overall. The scheme raises no residential amenity or highway safety concerns. No objections have been raised and as such I recommend planning permission is granted.

Recommendation

(A) Permit

Subject to the following conditions and notes:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

4. The building hereby approved shall not be used for primary residential accommodation at any time.

Reason: Such a use would conflict with policy which restricts separate residential use.

5. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1. Working with the applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- the applicant was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme issues.

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application. .

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 16/00520/AS.

Contact Officer: Nathan Wookey

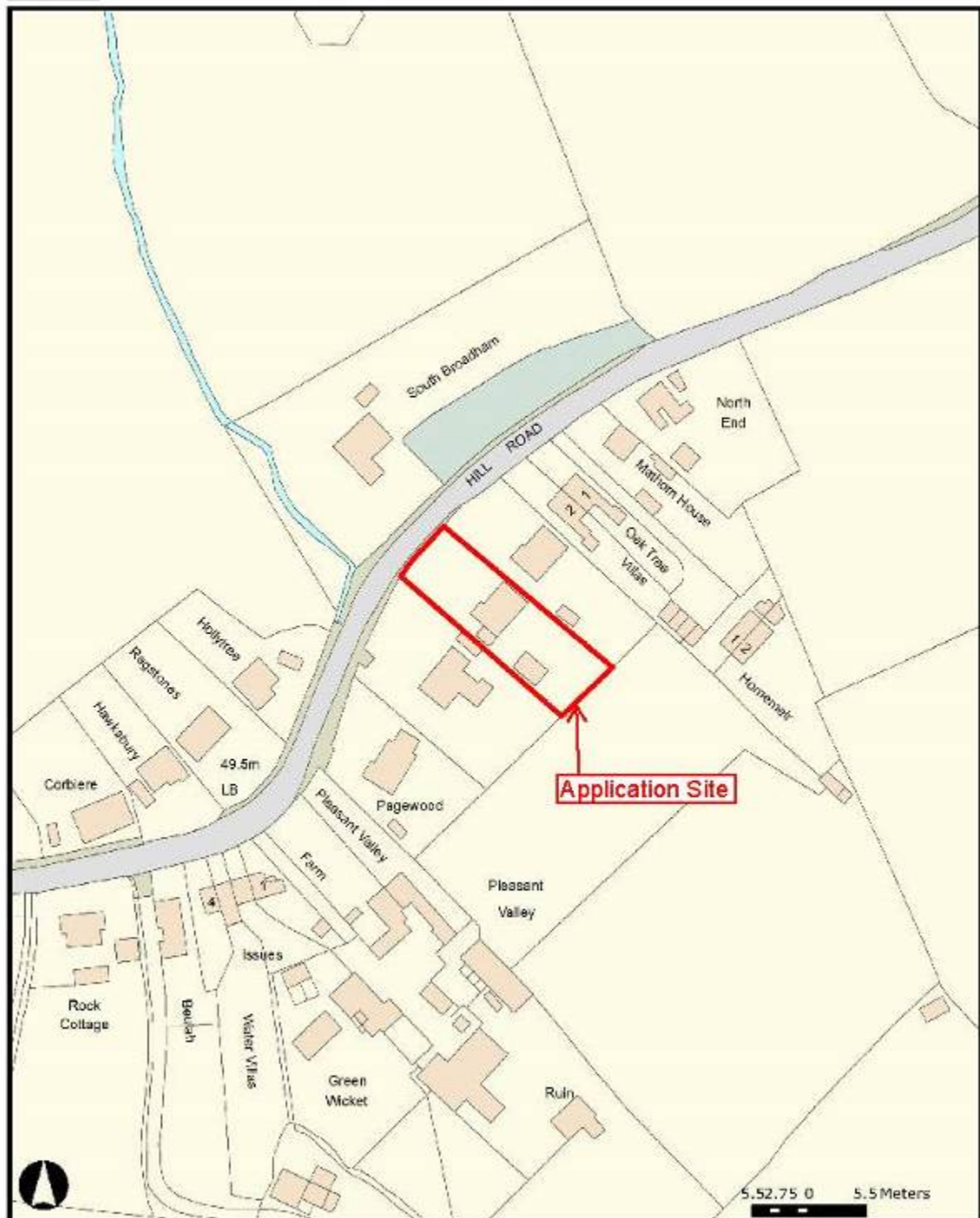
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Annex 1



Ashford Borough Council



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