

Application Number	16/00967/AS
Location	6 John Newington Close, Kennington, Ashford TN24 9SG
Grid Reference	60244/14427
Parish Council	Kennington
Ward	Little Burton Farm (Ashford)
Application Description	Erection of a two storey rear extension following removal of the existing conservatory and erection of shed in the front garden
Applicant	Mr A Cork 6 John Newington Close Kennington Ashford TN24 9SG
Agent	Mr N Highton 11 Cherry Garden Lane Folkestone Kent CT19 4AD
Site Area	0.071ha
Consultation	
(a) 8/-	(b) Parish - (c) -

Introduction

1. This application is reported to the Planning Committee as the applicant is related to 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 dwelling with detached double garage within a modern estate of two storey houses.
3. A site location plan is attached as Annexe 1.

Proposal

4. The application proposes erection of a two storey rear extension including a single storey extension, and the addition of a shed to the front of the dwelling and behind the existing garage next to the north western boundary.



Figure 3: Existing Elevations

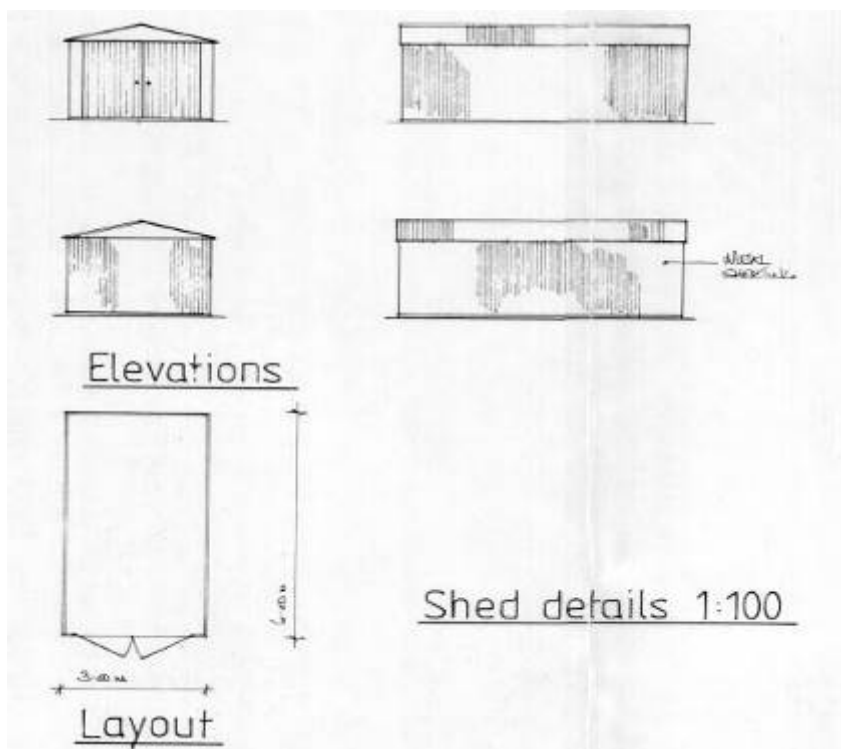


Figure 4: Proposed Garage Elevations

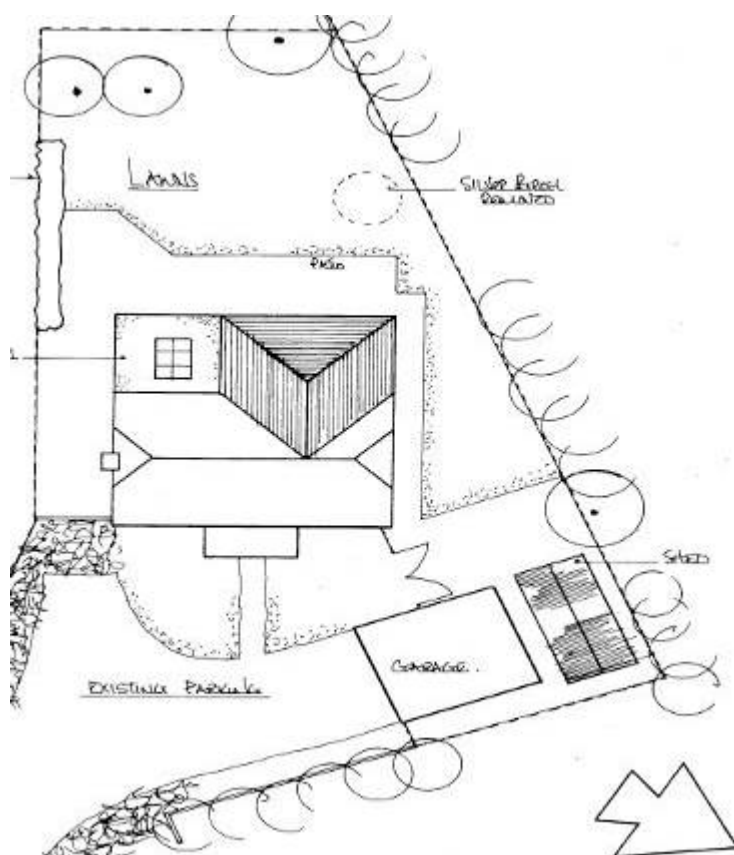


Figure 5: Block Plan

Planning History

6. No recent relevant history.

Consultations

Ward Member: The Ward Member Cllr Marion Martin is not a member of the Planning Committee.

Neighbours: 8 Neighbours consulted; no representations received

Planning Policy

7. 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. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016. At present the policies in this emerging plan can be accorded little or no weight.

8. 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

Ashford Local Plan 2030

SP1 – Strategic Objectives

SP6 – Promoting High Quality Design

HOU8 – Residential Extensions

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

Supplementary Planning Guidance/Documents

Government Advice

National Planning Policy Framework 2012

10. 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. The following sections of the NPPF are relevant to this application:-
11. Paragraph 17 – bullet point 4 – securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Assessment

The main issues for consideration are:

- Visual impact
- Residential amenity
- Highway Safety

Visual Impact

12. Whilst the proposed extension extends for the full width of the rear elevation, only part of it would be 2 storeys with the remainder being single storey. Whilst the two storey part would extend from the main ridge it would represent a subordinate addition due to its depth. In addition, given the spacing around the dwelling then I consider that the extension would sit comfortably on the rear elevation. The site would also not be particularly visible from the wider area. In turn, the proposed matching materials would be acceptable. There would therefore be no harm to visual amenity.
13. The shed, situated to the rear of the existing garage would not be visible from the street scene, and in any event is a low key building which would not result in harm to the visual amenity of the locality.

Residential Amenity

14. The increase in the depth of the dwelling with the addition of the rear extension would not result in any adverse impact on the amenity of the occupants of neighbouring dwellings given the separation distances involved as well as the existing boundary treatments.

Highway safety

15. The development would not generate the need for additional parking. There would therefore be no highway implications.

Human Rights Issues

16. 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

17. 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

18. The proposal given its design and materials would not represent visually harmful development. The scheme raises no residential amenity or highway safety issues. 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 shed 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 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 16/00967/AS.

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Annex 1



Ashford Borough Council



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