

Application Number	16/01560/AS
Location	6 Pondmore Way, Ashford, Kent, TN25 4LU
Grid Reference	99789/43785
Parish Council	Central Ashford
Ward	Godinton (Ashford)
Application Description	Construction of two storey side extension
Applicant	Mr L Roberts, 6 Pondmore Way, Ashford, Kent, TN25 4LU
Agent	Ms T McFadzean, Insight Architects, The Joiners Shop, The Historic Dockyard, Chatham ME4 4TZ
Site Area	0.06ha
Consultation	
(a) 11/-	(b) Parish N/A (c) -

Introduction

1. This application is reported to the Planning Committee as the applicant has a personal connection to a Council Officer.

Site and Surroundings

2. The application site is a two storey detached property set within a cul de sac of 5 properties off the main part of Pondmore Way, within the modern housing development of Orchard Heights in Ashford. The vehicle access to this particular part of the development runs to the side of the application site and the rear elevation of the application backs onto Pondmore Way.
3. A site location plan is attached to annexe 1.

Proposal

4. This application is for the erection of a two storey side extension to the northeast elevation of the property. The extension will extend from the main ridge with a full hipped roof design and materials will match the existing.



Figure 1 - Site location plan



Figure 2 - Existing & Proposed elevations

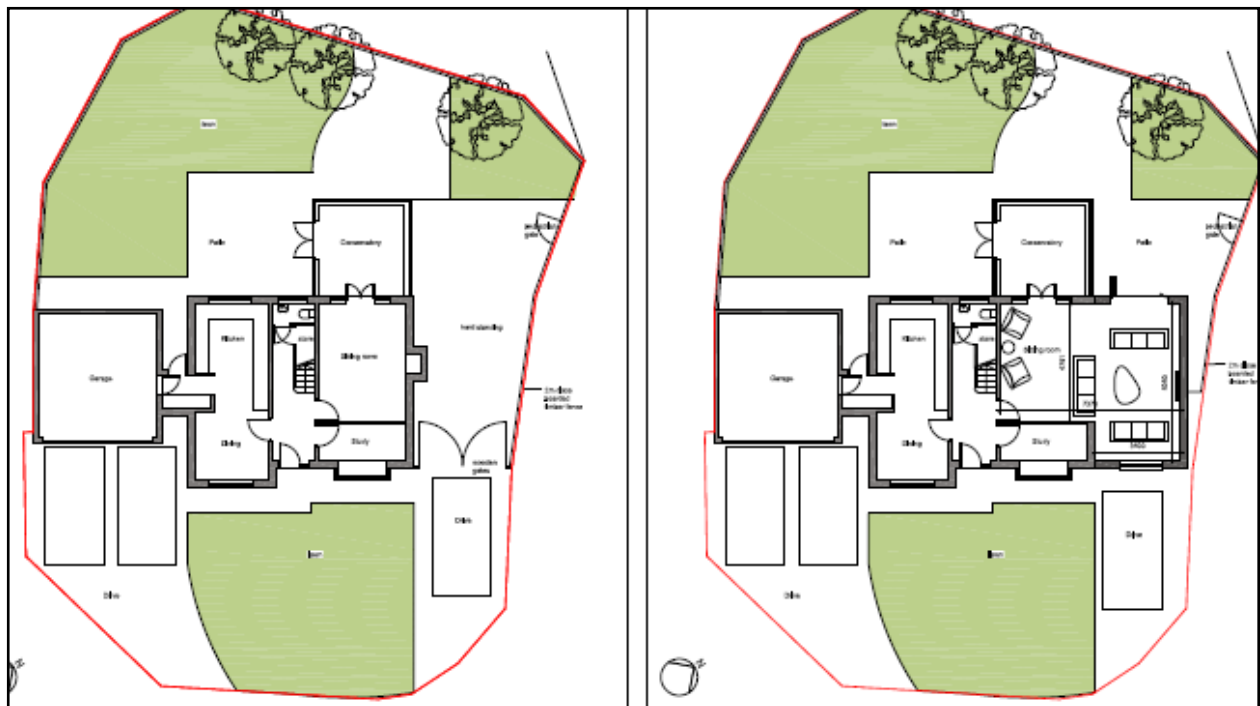


Figure 3 - Existing & Proposed ground floor plans

Planning Policy

6. 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, the Chilmington Green AAP 2013 and the Wye Neighbourhood Plan 2015-30. 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.
7. The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles for Sustainable Development and High Quality Design

CS9 – Design Quality

Local Plan to 2030

SP1 Strategic Objectives

SP6 Promoting High Quality Design

HOU8 Residential Extensions

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

Supplementary Planning Guidance/Documents

SPG10 Domestic Extensions in Urban and Rural Areas adopted June 2004

Government Advice

National Planning Policy Framework 2012

8. 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:-

9. Para. 17: Inter alia, one of the 12 core planning principles include:

“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

Assessment

10. The key issues for consideration are:

- Visual impact
- Residential amenity
- Highway safety

Visual Impact

11. Whilst continuing the ridge height of the existing dwelling, the two storey side extension exhibits the same hipped roof design which assists in reducing the overall bulk of the extension. The proposed use of materials is also acceptable matching those of the existing dwelling.
12. Given the location of the property to the side of the vehicle access road to the cul de sac, there would be no visual terracing, resulting from the development. Given the angle of the boundary, the extension would not be completely adjacent to this, only being so in the south eastern corner. Notwithstanding this, there is a comfortable spacing around the site for the development to sit well within the street scene with no visual harm. I am therefore satisfied that the development would not be harmful to the visual amenity of the street scene.

Residential Amenity

13. Other than a rooflight, no windows are proposed on the side elevation of the extension. The side elevation would face towards the garage of No 1 Pondmore Way. Given the location, the distance to neighbours and the separation offered by the access road, I am satisfied there would be no harm caused to residential amenity as a result of the development.

Highway Safety

14. Parking is available for two vehicles. In any event the change from a four bedroom, to a five bedroom property does not warrant any further parking provision and is in accordance with the Council's parking policy. I am therefore satisfied that the development would not be harmful to highway safety.

Human Rights Issues

15. 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

16. 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

17. The development is acceptable in visual and residential amenity terms as well as in relation to highway safety. No representations have been received. In light of the above, I consider that the proposed development complies with the requirements of DP policy, Central Government guidance and the Council's SPG and therefore recommend the scheme for approval.

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 external materials and finishes to be used for the approved development shall be of the same size, colour, tone and texture as those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To assimilate the new development with the existing in the interests of visual amenity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Classes B and C of Part 1 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior written approval of the Local Planning Authority.

Reason: In the interests of protecting the character and amenities of the locality

4. 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

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 16/01560/AS.

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Annex 1



Ashford Borough Council



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