

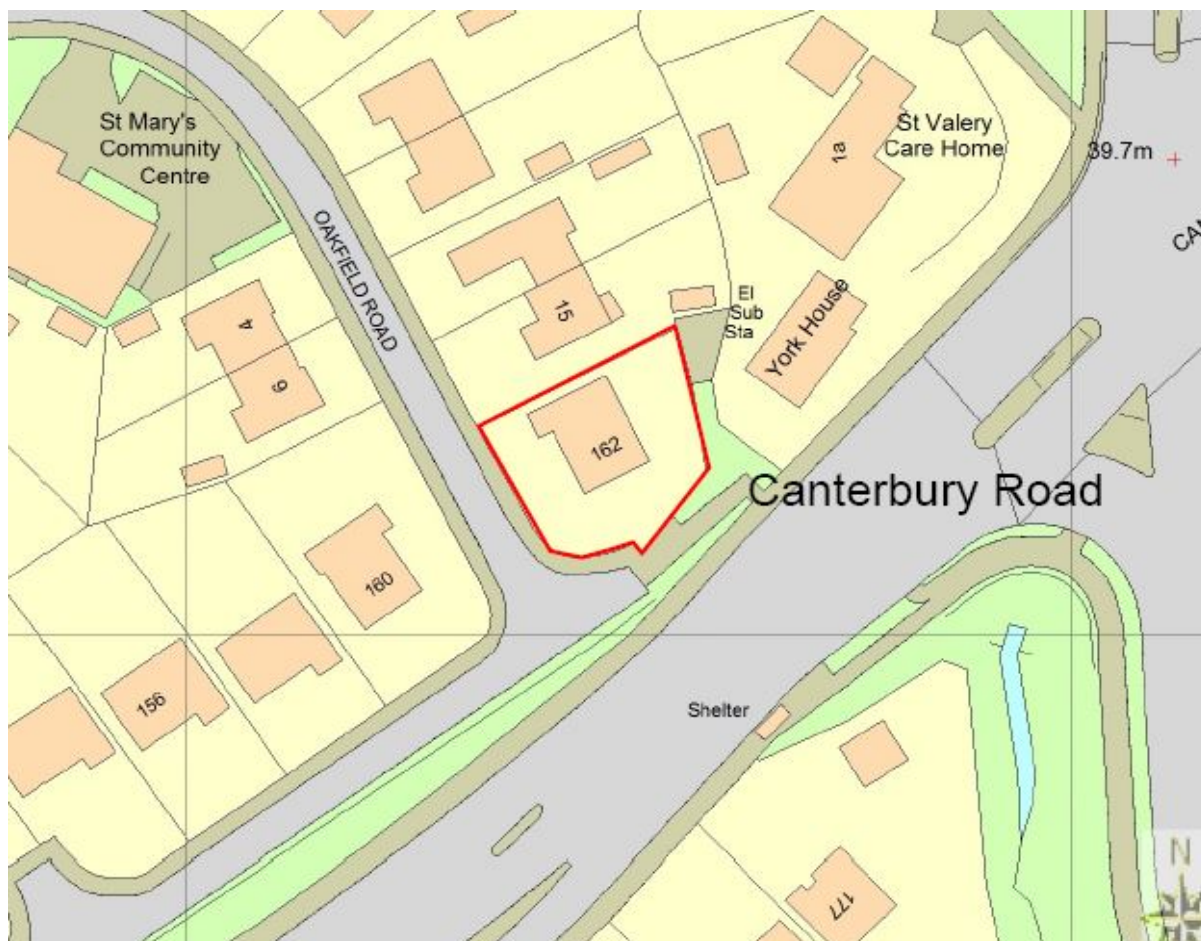
Application Number	17/00121/AS	
Location	162 Canterbury Road, Kennington, Ashford, Kent, TN24 9QD	
Grid Reference	01846/44026	
Ward	Bybrook (Ashford)	
Application Description	Erection of a single storey side and rear extension	
Applicant	Mr G Munnery, 162 Canterbury Road, Kennington, Ashford, Kent, TN24 9QD	
Site Area	0.04ha	
(a) 4/1R	(b) -	(c) -

Introduction

1. This application is reported to the Planning Committee at the request of the Ward Member Cllr. Buchanan.

Site and Surroundings

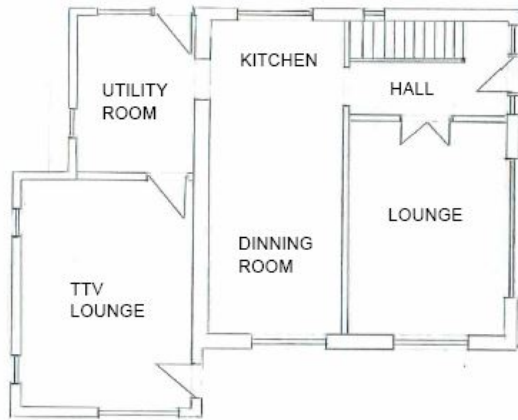
2. The existing property is a two storey dwelling with three dormer windows at the front elevation located at the end of Oakfield Road which is a no through road. There are currently 2 off-road parking spaces. The rest of the dwellings within the road are single storey bungalows.
3. A site location plan is attached as an annex to the report.



Annex 1: Site Location Plan

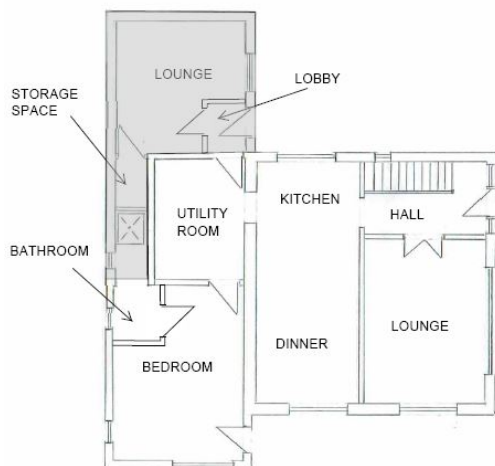
Proposal

4. The application is for a single storey side and rear extension to create ground floor living accommodation for the occupant whom, due to a recent industrial accident, has mobility issues and therefore now has limited access to the first floor. The proposed rear extension will create a lounge area and the existing accommodation to the front presently used as the TV lounge will be converted into a bedroom with an ensuite bathroom.
5. The extension is 8m in length by 4.5m in depth and 2.6m in height. The footprint tapers on the side elevation to a width of 1.3m. The extension is of a flat roofed design with elevations finished in matching brick.



GROUND FLOOR LAYOUT

Annex 2: Existing ground floor plan



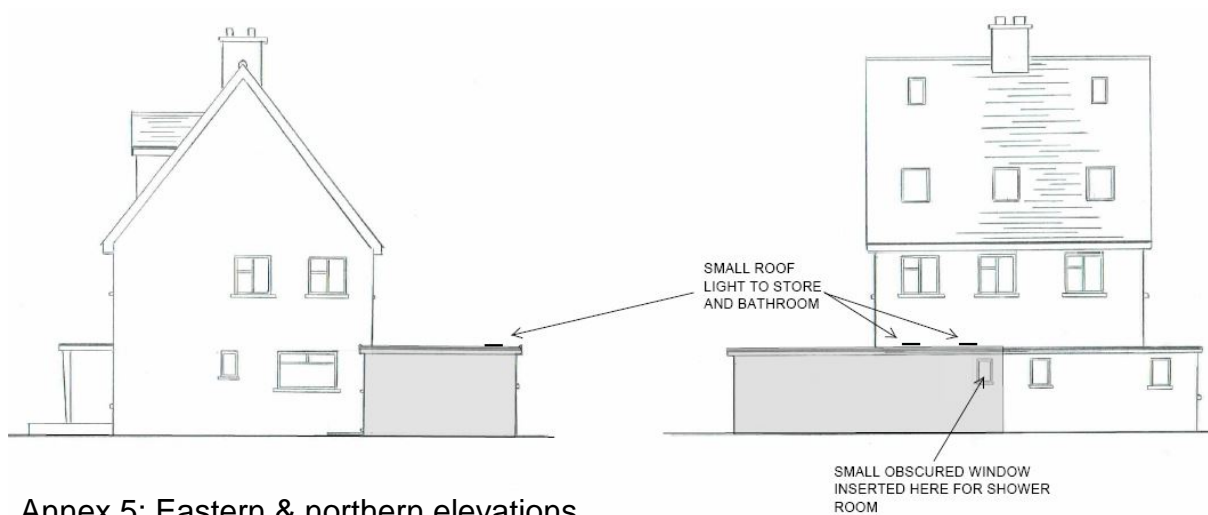
GROUND FLOOR LAYOUT

Annex 3: Proposed ground floor plan



SOUTHERN ELEVATION

Annex 4: Southern elevation to Canterbury Road



Annex 5: Eastern & northern elevations

EASTERN ELEVATION

NORTHERN ELEVATION

Planning History

02/00918/AS - Garage extension and covered way – Permitted.

02/00391/AS – Two storey side extension – Permitted

02/01728/AS - Removal of existing roof structure and replacement with three dormer windows - Permitted

Consultations

Ward Members: The Ward Member, Councillor Buchanan, is not a Member of the Planning Committee.

Neighbours: 4 neighbours notified; 1 objection received raising the following concerns:

- No level access has been created to the site other than the existing garden path. Doubt whether wheelchair friendly.

(JDCM comment: This would be considered under Building Regulations).

- Previous development of the dwelling with a loft conversion creating 2 bedrooms and the conversion of the previous garage under permitted development rights has created additional parking demands. Oakfield Road is the only parking for this house which suffers badly with congestion. On site parking could easily be provided. The additional bedroom from this development would worsen the situation.

Following the above comment an additional supporting comment from a resident at the property has been received making the following comments:

- The proposed additional bathing and sleeping facilities have been supported by the applicant occupational therapist.
- The proposed extension is accessible by wheelchair.
- The works are to provide for the existing household members and as such it would not create any extra parking pressure.
- The creation of additional off road parking would reduce the amount of available on road parking.

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 and 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 and is now closed. 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.

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

Local Plan to 2030

SP1 Strategic Objectives

SP6 Promoting High Quality Design

HOU8 Householder 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

Residential Parking and Design Guidance adopted October 2010

Government Advice

National Planning Policy Framework (NPPF) 2012

9. 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:-
10. NPPF (paragraph 17) states (amongst 12 planning principles) that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Assessment

11. The main issues for consideration are:

- Impact on visual amenity
- Impact on residential amenity
- Highway Safety

Impact on visual amenity

12. The proposed extension would create an acceptable, subordinate addition to the existing dwelling. Whilst the extension has a flat roof design it would be extending from the existing single storey element and given its modest form and matching bricks it would sit comfortably with the host dwelling.
13. Given the above, the development does not result in harm to the visual amenity of the locality.

Impact on residential amenity

14. Given that the development is of a single storey nature and the location of the neighbouring properties, which are well away from the extension I consider that the development would not result in harm to residential amenity.

Highway Safety

15. Whilst the proposed extension would facilitate the creation of an additional bedroom within the existing footprint of the dwelling, an additional bedroom is not being created within the new extension subject of this application. In any event, whilst this additional bedroom would result in a 6 bedroom dwelling, there would be no requirement for additional parking provision applying the parking standards in the Residential Parking SPD. The site can provide two off road parking spaces to the front of the property as per the requirements of the SPD. In turn, there is uncontrolled parking in the road where there is a dead end. Whilst I can understand the concerns of a resident regarding the existing parking problems in the road, I cannot conclude that the proposed development would make the situation worse for the reasons given above.
16. In light of the above, the proposed development would not result in harm to highway safety.

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).

Conclusion

18. The development is acceptable in both residential and visual amenity terms. Whilst an objection has been raised by a neighbour regarding existing parking problems in the road, and the likelihood that the proposed development would exacerbate the current parking problems, there is sufficient off-street parking to meet the standards set by the Residential Parking SPD and in turn there is uncontrolled parking in the road. A planning condition can be imposed to ensure that the current off-road parking is retained. In light of the above assessment I am satisfied that the proposed development would comply with the requirements of DP policy, SPG10 and Central Government guidance and I therefore recommend that planning permission is granted subject to conditions.

Recommendation

Permit

Subject to the following conditions and note:

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 existing two parking spaces to the side of the dwelling with access onto Oakfield Road shall be retained, for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to these reserved parking spaces.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users

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 reference17/00121/AS.

Contact Officer: Nathan Wookey

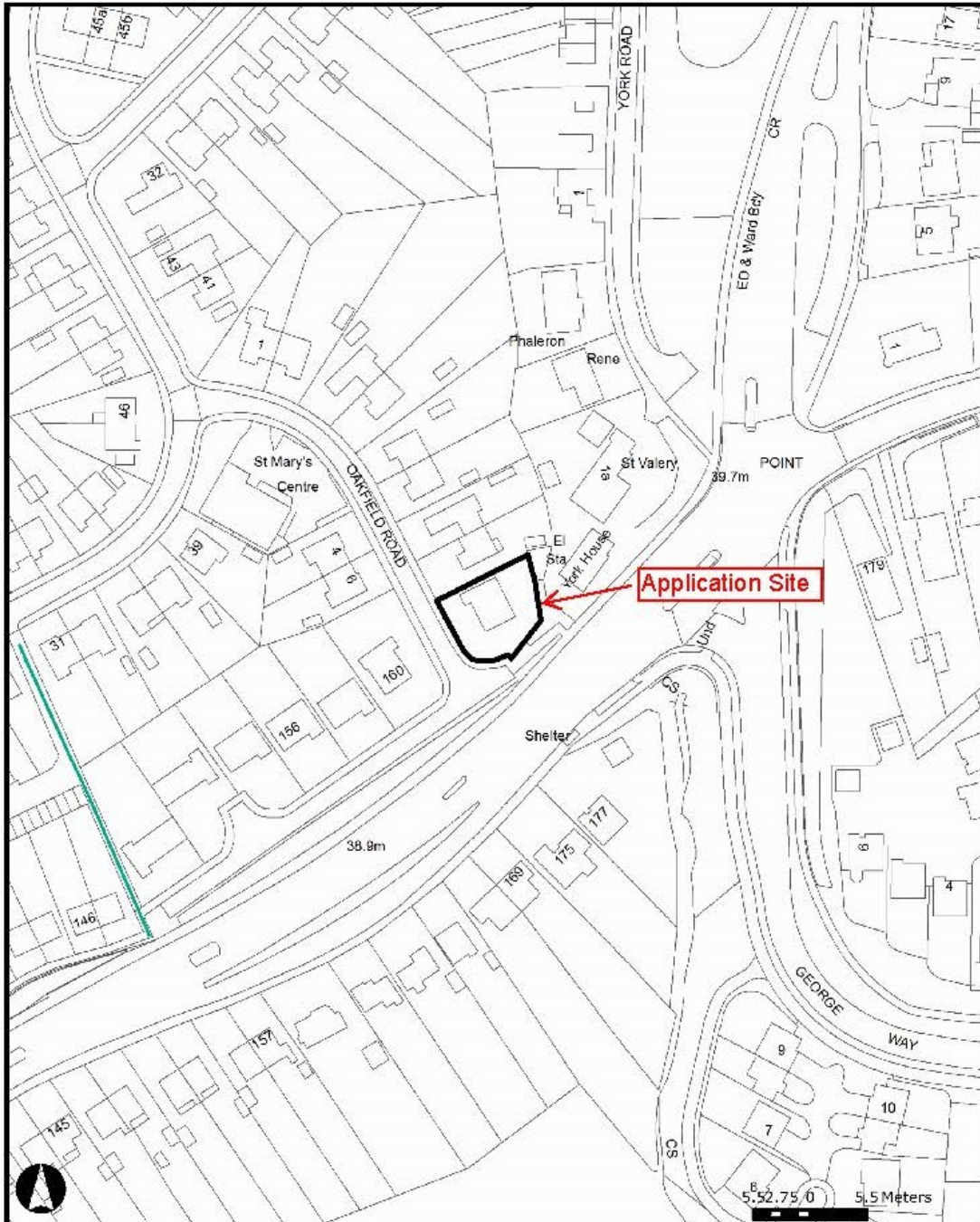
Telephone: (01233) 330504

Email: Nathan.wookey@ashford.gov.uk

Annex 1



Ashford Borough Council



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