

Application Number	17/00337/AS	
Location	12 Hewitts Place, Willesborough, Ashford, Kent, TN24 0AH	
Grid Reference	02828/42489	
Ward	North Willesborough (Ashford)	
Application Description	Erection of single storey side and rear extension	
Applicant	Mr P Mansfield, 12 Hewitts Place, Willesborough, Ashford, Kent, TN24 0AH	
Agent	Mr T Parrett, Rubicon Building Consultancy Ltd, One Step Beyond, Westfield Lane, Etchinghill, Folkestone, Kent, CT18 8BT	
Site Area	0.07ha	
(a) 8/-	(b) Parish N/A	(c) -

Introduction

1. This application is reported to the Planning Committee as the agent was, until recently, employed by the Council.

Site and Surroundings

2. The application site is located on the north-west side and at the north-eastern end of Hewitts Place and comprises a two storey semi-detached property forming part of a predominantly residential area within the built confines of Ashford. The property has a brick finish with a tiled, hipped pitched roof and incorporates a two-storey front projection and a tiled canopy to the front entrance as part of its original design and construction and a single garage addition with shallow pitched lean-to roof to the side.
3. Hewitts Place is characterised by pairs of semi-detached dwellings of varied designs (two-storey houses and bungalows) interspersed with the occasional detached dwelling and the properties benefit from long rear gardens of 40m approx.
4. A site location plan is attached at annex 1.

Proposal

5. The application proposes the erection of a single-storey side and rear extension to the dwelling. The proposed extension extends across the full width of the existing rear elevation wall to the dwelling and projects to an overall depth of 3m beyond the line of the existing rear elevation wall. The proposed rear extension extends 2.49m beyond the line of the existing side elevation wall to the dwelling to wrap around part of the side elevation to adjoin the rear of the existing side garage addition to the property. The proposed extension incorporates a shallow pitched lean-to roof with an overall height of 3.4m approx. where it adjoins the rear and side walls of the existing dwelling and sloping down to a height of 2.5m approx. at the point furthest from the dwelling. The submitted plans show the shallow pitched lean-to roof line to the proposed extension to be continued over the existing side garage addition. Externally the proposed extension will be finished with face brickwork and roof tiles to match the materials used on the existing building.
6. The submitted plans shown the proposed extension to extend the existing kitchen and dining room to the property and provide a ground floor wc and side entrance door.

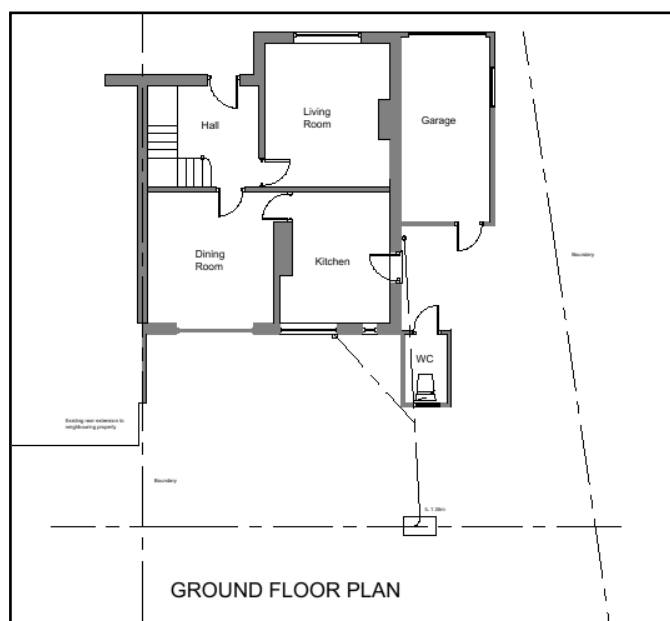


Figure 1 Existing ground floor plan

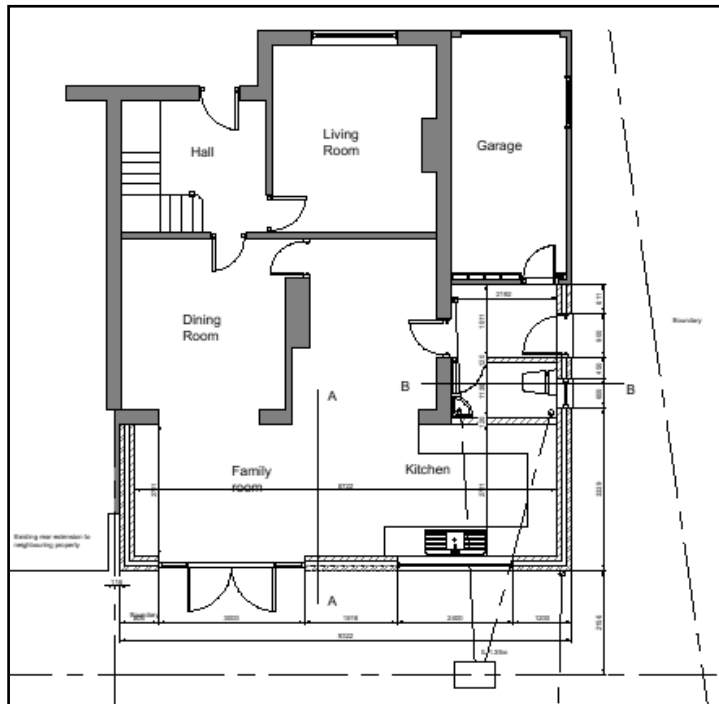


Figure 2 Proposed ground floor plan

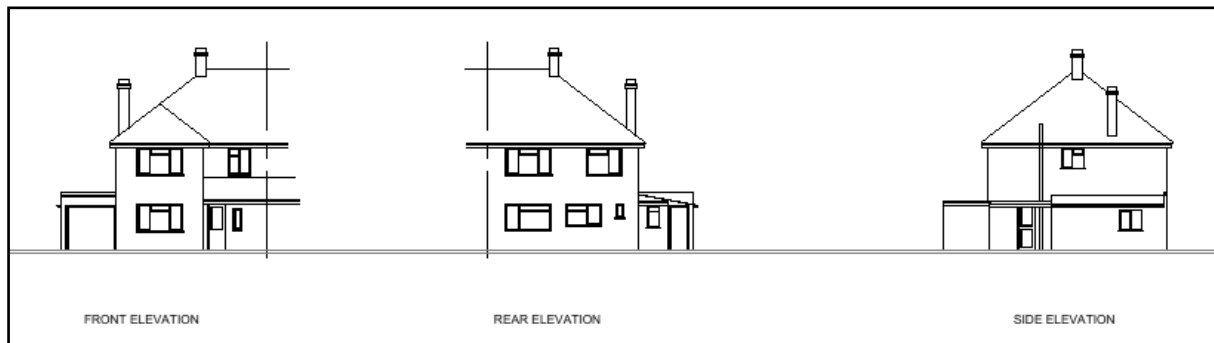


Figure 3 Existing elevations

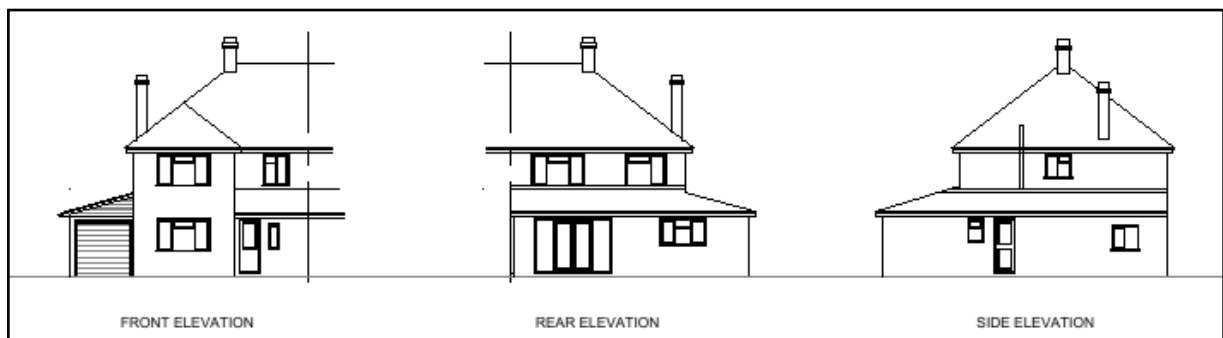


Figure 4 Proposed elevations

Planning History

7. There is no relevant planning history for the site.

Consultations

Ward Members: The Ward Members, Councillors Adby and Koowaree, are not Members of the Planning Committee.

Neighbours: 8 neighbouring properties consulted. No responses/representations received.

Planning Policy

8. 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 and is now closed. At present the policies in this emerging plan can be accorded little or no weight.
9. 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

10. 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 (NPPF) 2012

11. 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:-
12. 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

13. The key issues for consideration with this application are:
 - Visual impact
 - Residential amenity
 - Highway safety

Visual Impact

14. The proposed single storey side and rear extension is subservient to the existing two-storey semi-detached dwelling in terms of scale, height and siting. The proposed extension incorporates a shallow pitched lean-to roof and the external surfacing materials to be used on the extension (face brickwork and roof tile) are to match the respective materials used on the existing dwelling. The proposed extension is considered to be acceptable in terms of scale and design and the character and appearance of the existing dwelling are maintained in the proposals.
15. The proposed single storey side and rear extension due to its siting has no impact in the street scene along Hewitts Place and minimal impact in the views from Hewitts Place between the application property and the neighbouring dwelling at No. 10. The proposed continuation of the shallow pitched lean-to roof line to the proposed extension over the existing side garage addition will impact in the street scene and views from the road but this alteration is considered to be an improvement on the existing situation in terms of design and visual impact. The proposals do not result in harm to the visual amenity of the locality.

Residential Amenity

16. The neighbouring property at 14 Hewitts Place, the other half of the pair of semi-detached properties the application property forms part of, has a single-storey rear extension which abuts the rear side boundary common with the application property. The neighbouring rear extension extends to the same depth as the currently proposed side and rear extension. The proposed extension has no unneighbourly impact to the rear of the neighbouring property at 14 Hewitts Place.

17. The neighbouring property at 10 Hewitts Place which lies to the south of the application property is a semi-detached bungalow. The neighbouring property has a kitchen window in the side wall which faces the side part of the proposed side and rear extension. The side part of the proposed extension angles away from the side boundary common with the neighbouring property at No. 10 towards the rear and as a result the gap between the side wall of the extension and the side boundary varies between 1.5m – 2.3m approx. The side wall and kitchen window of the neighbouring property are set 1m approx. back from the common side boundary with the application property. Given the separation between the side wall of the proposed extension and the side wall and kitchen window of the neighbouring property at 10 Hewitts Place and the limited height of the proposed extension (2.5m approx.) adjacent to the side boundary common with that neighbouring property, it is not considered that the extension will result in any unacceptable unneighbourly impact along the side of the neighbouring property at 10 Hewitts Place.

18. The proposed side and rear extension incorporates a side entrance door and a small wc window in the side wall facing the side boundary common with the neighbouring property at 10 Hewitts Place. Given that the proposed extension is single storey only, no issues of overlooking and loss of privacy to the neighbouring property arise.

Highway safety

19. The property has an attached single garage to the side and front forecourt/garage driveway hardstanding parking facilities. The existing parking facilities and access to the highway arrangements to the property are not affected by the proposed single-storey side and rear extension.

20. The proposed extension does not provide additional habitable rooms to the existing semi-detached dwelling and as such the extension is not likely to result in any material increase in parking requirements at the site or vehicle movements to and from the site via Hewitts Place. The proposed extension does not raise any highway safety issues.

Human Rights Issues

21. 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 their 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

22. 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

23. The proposed extension is considered to be acceptable in terms of scale and design, the character and appearance of the existing dwelling are maintained, and the proposals do not result in harm to the visual amenity of the locality. The proposed extension does result in any unacceptable unneighbourly impacts or raise any highway safety issues.
24. The proposed extension does not conflict with Government guidance in the NPPF, the relevant LDF Core Strategy and Ashford Local Plan to 2030 Publication Draft policies, or the guidance in the Supplementary Planning Guidance Note 10 – Domestic Extensions in Urban and Rural Areas. The application is therefore recommended for approval.

Recommendation

(A) 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 external materials and finishes to be used for the approved development shall be of the same size, colour, tone and texture as the respective materials used on 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. 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 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).

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

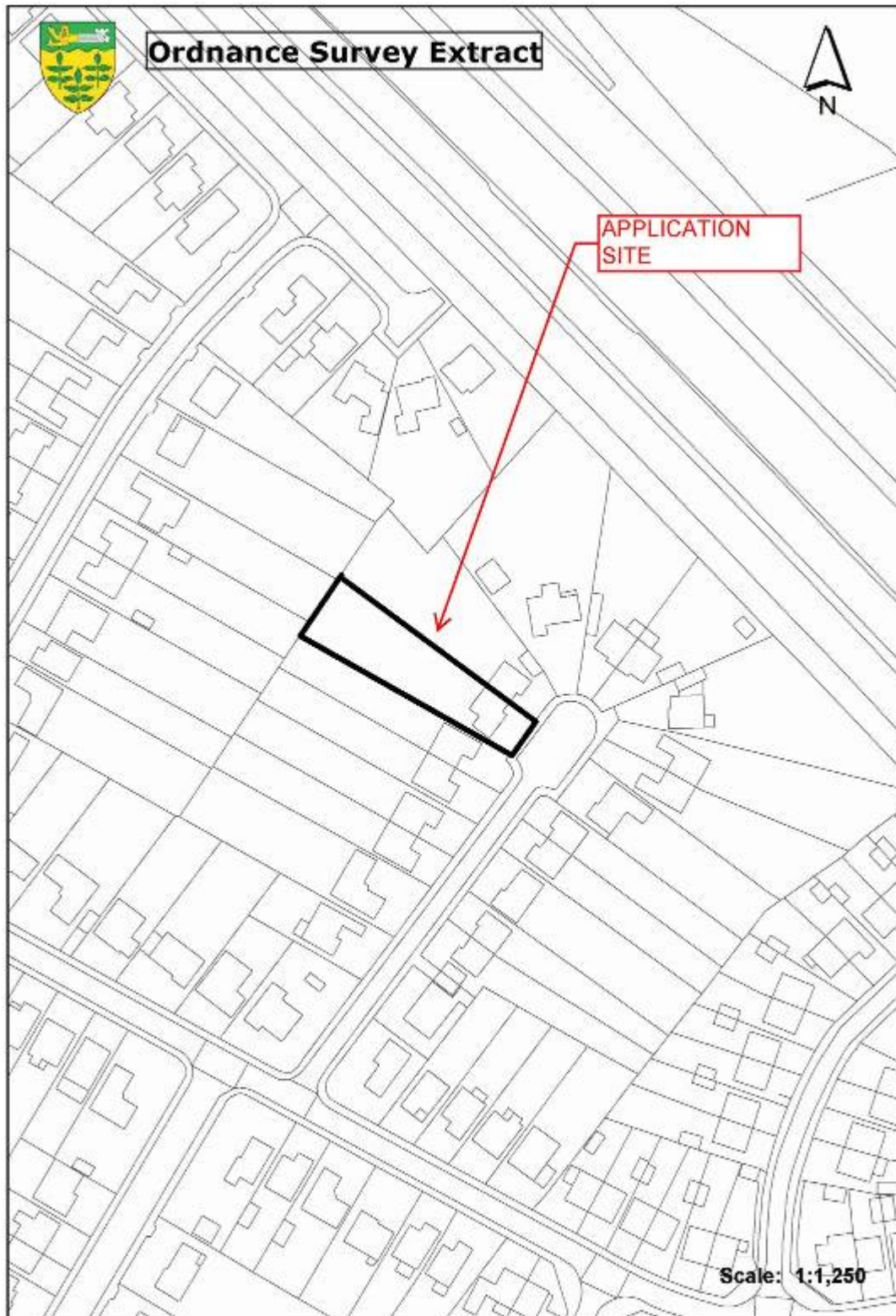
All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 17/00337/AS.

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Annex 1



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