

Application Number	17/00312/AS	
Location	Smeeth Hill House, Hythe Road, Smeeth, Ashford, Kent, TN25 6ST	
Grid Reference	07369/39484	
Parish Council	Smeeth	
Ward	Saxon Shore	
Application Description	Erection of single storey extension to utility room	
Applicant	Mrs P Martin, Smeeth Hill House, Hythe Road, Smeeth, Ashford, Kent TN25 6ST	
Agent	Mr T Parrett, Rubicon Building Consultancy, One Step Beyond Westfield Lane, Etchinghill, Folkestone, Kent CT18 8BT	
Site Area	0.05ha	
(a) 2/-	(b) Parish X	(c) -

Introduction

1. This application is reported to the Planning Committee as the agent remains in the employment of the Council on a consultancy basis.

Site and Surroundings

2. The application site is located off the north-eastern side of Hythe Road (A20), to the south-east of the junction of Church Road with Hythe Road, and comprises a large detached predominantly two-storey dwelling set within extensive grounds accessed from a long driveway off Hythe Road. The property is Grade II listed and is within the Smeeth Conservation Area (CA). Smeeth Hill Cottages (Nos. 1 and 2) adjoin the site to the north-east. The site is within the Greensand Ridge (Evegate Mixed Farmlands) Landscape Character Area.

3. A site location plan is attached at annex 1.

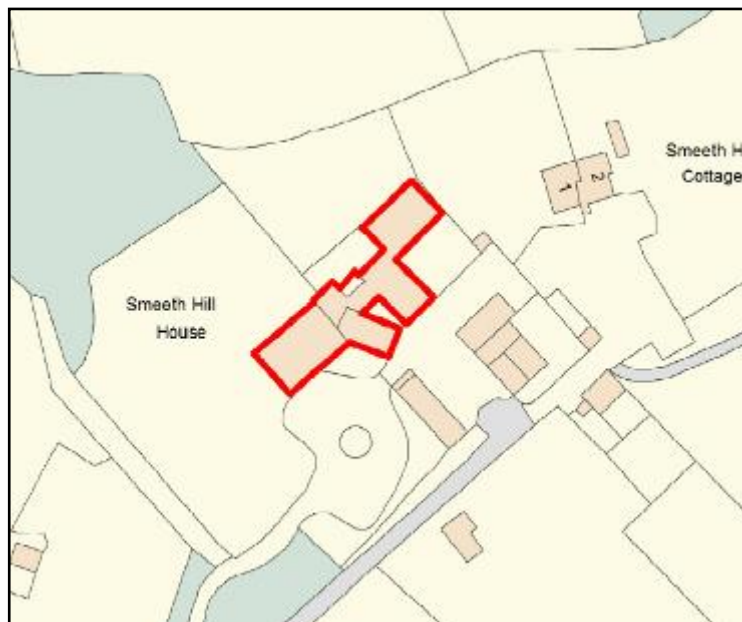


Figure 1 - site location plan

Proposal

4. The application is for full planning permission for the erection of a single-storey extension to the north-west facing (rear) elevation of the existing dwelling to increase the size of an existing utility room. The proposed extension is an addition to an existing more modern single-storey extension, including swimming pool, to the north-eastern side of the dwelling and adjoins to the south-west a further two-storey addition to the original dwelling. The proposed extension incorporates a flat roof which reflects the eaves height of the pitched roof to the existing single-storey building it adjoins. The proposed extension would have a roughcast render and brick finish to reflect the existing materials and finishes of the dwelling.
5. The submitted plans show the proposed extension to extend an existing small (3.8m x 1.3m) utility room.

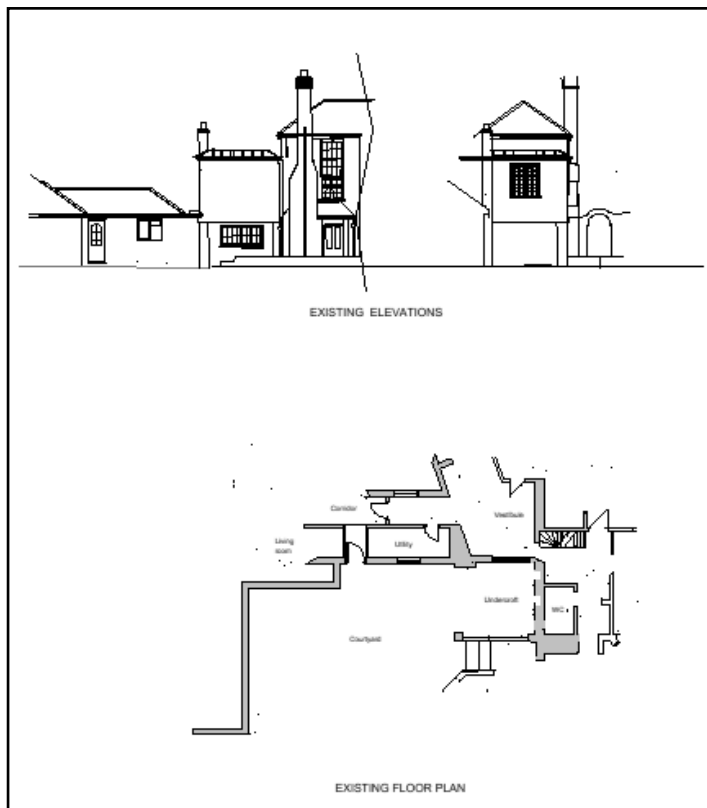


Figure 2 - existing situation

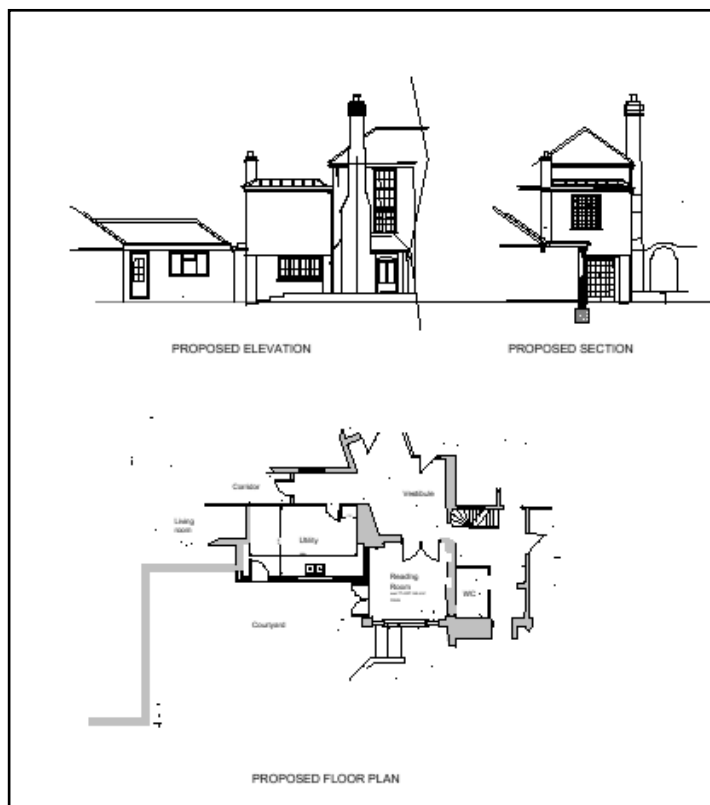


Figure 3 - proposed situation



Figure 4 Site Photo

Planning History

- 89/00881/AS - Erection of single-storey buildings to provide swimming pool enclosure, garage and utility rooms. Approved 04.07.89.
- 17/00020/AS - Enclosure of undercroft with new doors and window, re-landscaping of inner courtyard and demolition of section of courtyard wall. Approved 06.03.17.
- 17/00021/AS - Enclosure of undercroft with new doors and window, alterations to existing window opening to accommodate new doors, re-landscaping of inner courtyard and demolition of section of courtyard wall. Listed building consent 06.03.17

Consultations

Ward Members: The Ward Members, Councillors Howard and Martin, are not members of the Planning Committee.

Neighbours: 2 neighbouring properties consulted. No responses/representations received.

Parish Council: Smeeth Parish Council have no comments or objections to make.

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 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:-

Ashford Borough Local Plan 2000

EN16 – Development in Conservation Areas

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles for Sustainable Development and High Quality Design

CS9 – Design Quality

Tenterden & Rural Sites DPD 2010

TRS17 – Landscape character & design

Local Plan to 2030

SP1 – Strategic Objectives

SP6 – Promoting High Quality Design

HOU8 – Residential Extensions

ENV13 – Conservation and Enhancement of Heritage Assets

ENV14 – Conservation Areas

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

Supplementary Planning Guidance/Documents

Landscape Character Assessment SPD 2011

SPG10 – Domestic Extensions in Urban and Rural Areas

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.
11. NPPF (paragraph 132) states that when considering the impact of a proposed development on the significance of a designated heritage asset (listed building and conservation area), great weight should be given to the asset's conservation and the more important the asset, the greater the weight that should be attached. The NPPF states that heritage significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Assessment

12. The key issues for consideration with this application are:
- Visual impact
 - Impact on listed building
 - Residential amenity
 - Highway safety
 - Impact on landscape

Visual Impact

13. The proposed single-storey extension is very modest in size and scale and essentially infills between existing projections to the north-west facing (rear) elevation wall of the property. The proposed extension, as a result of its location, modest size and scale, and design, will have minimal visual impact on the appearance of the existing large detached dwelling. The proposed extension will not impact on the character and appearance of the Smeeth Conservation Area, public views or the visual amenities of the area.

Impact on Listed Building

14. Smeeth Hill House is Grade II listed. The concurrent listed building consent application (17/00313/AS) follows this item on the agenda. The proposed extension adjoins previous more modern single-storey and two-storey additions to the original dwelling and, as noted above, the proposed extension, as a result of its location, modest size and scale, and design, will have minimal visual impact on the appearance of the existing large detached dwelling. The proposed extension has minimal impact on the Grade II listed property or its setting.

Residential Amenity

15. The proposed extension, as a result of its location, modest size and scale, and separation from neighbouring residential properties has no impact on the amenities of the occupiers of any neighbouring property.

Highway safety

16. The site comprises a large detached dwelling set within extensive grounds and accessed from a long driveway off Hythe Road (A20), a Principal A road. The property has extensive on-site parking and turning facilities. The existing on-site parking, turning and access arrangements are not affected by the proposed extension. The modest extension proposed will not result in a material increase in parking requirements for the property and/or an increase in vehicle movements to and from the site. The proposals do not raise any parking and/or highway safety issues.

Impact on landscape

17. The site is within the Greensand Ridge (Evegate Mixed Farmlands) Landscape Character Area. The proposed extension due to its modest scale and location on the existing building has no impact on the character of the landscape of the wider area surrounding the site.

Human Rights Issues

18. 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

19. 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

20. The proposed extension, as a result of its location, modest size and scale, and design, will have minimal visual impact on the appearance of the existing Grade II listed dwelling and/or its setting, . The proposed extension will not impact on the character and appearance of the Smeeth Conservation Area, public views, the visual amenities of the area, or the landscape of the wider area surrounding the site. The proposed extension does not result in any unacceptable unneighbourly impacts or raise any highway safety issues.
21. The proposed extension does not conflict with Government guidance in the NPPF, the relevant adopted Local Plan, 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 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 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 the character and appearance of the listed building and the Smeeth Conservation Area and 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 the 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

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 acceptable as submitted and no further assistance was required.
- 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 17/00312/AS.

Contact Officer: Jon Barnes

Telephone: (01233) 330511

Email: jon.barnes@ashford.gov.uk

Annex 1 - Site Location Plan



Ashford Borough Council



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