

<b>Application Number</b>	17/01157/AS
<b>Location</b>	2 Welshmans Cottages, Rye Road, Newenden, Cranbrook, Kent, TN18 5PL
<b>Grid Reference</b>	82995/27630
<b>Parish Council</b>	Newenden
<b>Ward</b>	Rolvenden & Tenterden West
<b>Application Description</b>	Erection of a single storey rear extension
<b>Applicant</b>	Ashford Borough Council Community & Housing Department
<b>Agent</b>	RDA Consulting Architects
<b>Site Area</b>	0.05 ha

## Introduction

1. This application is reported to the Planning Committee because the applicant is Ashford Borough Council and in accordance with the scheme of delegation.

## Site and Surroundings

2. The application site comprises a two storey semi-detached cottage within the High Weald Area of Outstanding Natural Beauty (AONB) in Newenden. There are another pair of semi-detached cottages to the south of the site. The property is set back approximately 17m from the roadside edge with a driveway and front lawn to the front. The front elevation is part brick and part render and the rear is completely rendered.
3. It is of note that the adjoining neighbour benefits from a single storey mono-pitch roofed glazed extension.
4. A site location plan is attached as an annexe to the report.



Figure 1 - site location plan

## Proposal

5. Full planning permission is sought for the erection of a single storey rear extension. The extension is part of a disabled adaptation of the property for the current occupant and will provide an additional bedroom with WC at ground floor level. To facilitate the development a rear window will be reduced in width. This does not require the benefit of planning permission.
6. The elevations will be rendered to match the existing dwelling. To improve the visual appearance of the extension the plans have been amended to introduce a parapet roof design.



Figure 2 existing rear/side elevations

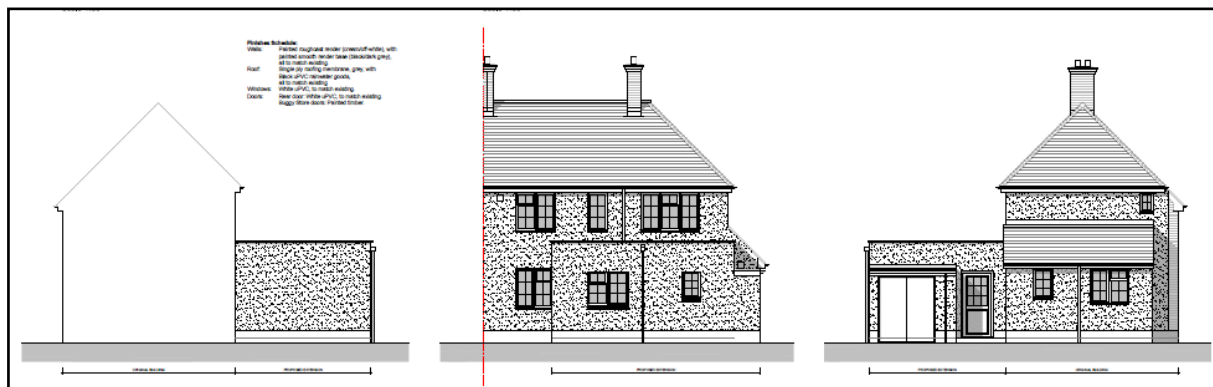


Figure 3 - proposed rear/side elevations

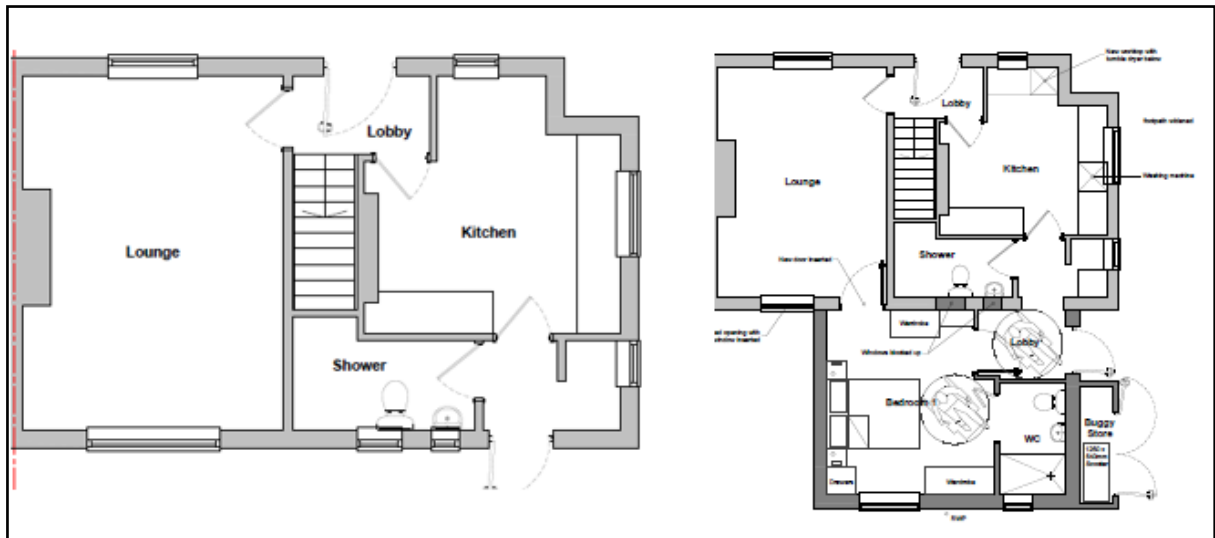


Figure 4 existing and proposed floor plans



Figure 5 rear elevation from site visit

## Planning History

7. There is no relevant planning history

## Consultations

**Ward Members:** The Ward Member is a member of the Planning Committee

**Parish Council:** supports the application

**Neighbors:** 3 neighbours consulted; no 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 the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016 - 30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016 and closed after 8 weeks. Proposed changes to the draft Local Plan were approved for further consultation by the Council on 15 June 2017 and consultation has now commenced. At present the policies in this emerging plan can be accorded little weight.
9. The relevant policies from the Development Plan relating to this application are as follows:-

### **Ashford Borough Local Plan 2000**

GP12 Protecting Countryside/Managing Change

HG9 Extensions to Dwellings in the Countryside

### **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

**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:-

Paragraph 14 sets out a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 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**

12. The main issues for consideration are:

- Visual Amenity
- Residential Amenity

**Visual Amenity**

13. Situated at the rear, the proposed development would not be overly visible from outside the site but would be partially visible on approach from the south to north.
14. Although of a flat roof design, with the amended plans introducing a parapet roof, this creates a more simplified form and improves the visual appearance of the extension. Therefore, together with the use of matching materials I consider that the proposed extension creates an acceptable, subordinate addition to the existing dwelling. The development would not have an

adverse impact upon the visual amenity of the surrounding designated countryside.

### **Residential Amenity**

15. Given the nature of the development proposed, and the fact the extension would be stepped in 2.1m from the adjoining property, there would be no impact upon the residential amenity of the neighbouring properties.

### **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 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**

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 objective of the development is to facilitate an extension to provide disabled access and adaptation for the resident. The scale, design and materials of the development given the context would not represent harm to the visual amenity of the locality. There would be no adverse impact on neighbours.
19. For the reasons above, I therefore recommend that the application is approved as it accords with the relevant Development Plan policies and there are no overriding material considerations to suggest otherwise.

### **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 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 applicant submitted amended plans following discussion with officers.
- 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](http://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 17/01157/AS)

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Annex 1



# Ashford Borough Council



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