

<b>Application Number</b>	17/01159/AS
<b>Location</b>	135 Newenden Close Stanhope Ashford TN23 5TF
<b>Grid Reference</b>	59950/14058
<b>Parish Council</b>	Stanhope
<b>Ward</b>	Stanhope
<b>Application Description</b>	Erection of a single storey rear extension
<b>Applicant</b>	Ashford Borough Council, Civic Centre, Community & Housing Department, Tannery Lane, Ashford, TN23 1PL
<b>Agent</b>	RDA Consulting Architects, Evegate Park Barn, Evegate, Smeeth, Ashford, TN25 6SX
<b>Site Area</b>	185m <sup>2</sup>

## 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

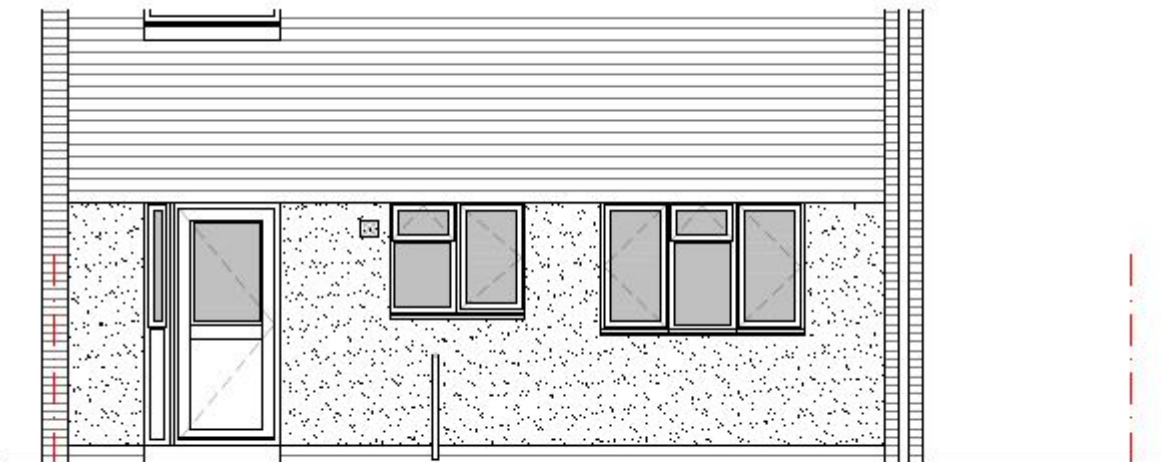
2. The site is located within the Stanhope estate within Stanhope Parish. It is comprised of an end of terrace dwelling, located at the junction of a cul-de-sac. The surrounding area consists predominantly of groups of terraced dwellings with a varied mix of flat roof outbuildings and detached single garages to the rear.

## Proposal

3. Permission is sought for the erection of a single storey rear extension. The extension is required to enlarge the existing WC to enable disabled access. The walls would be painted render to match the existing ground floor elevations. The plans also show the provision of a retaining wall and hand rail and new door. None of this development requires the benefit of planning permission.

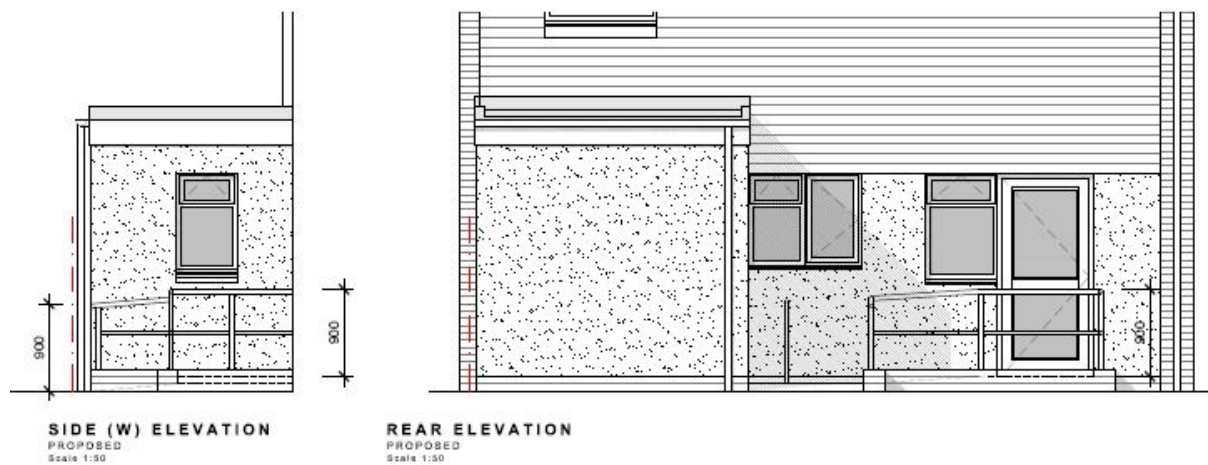


**Figure 1: Site Location Plan**

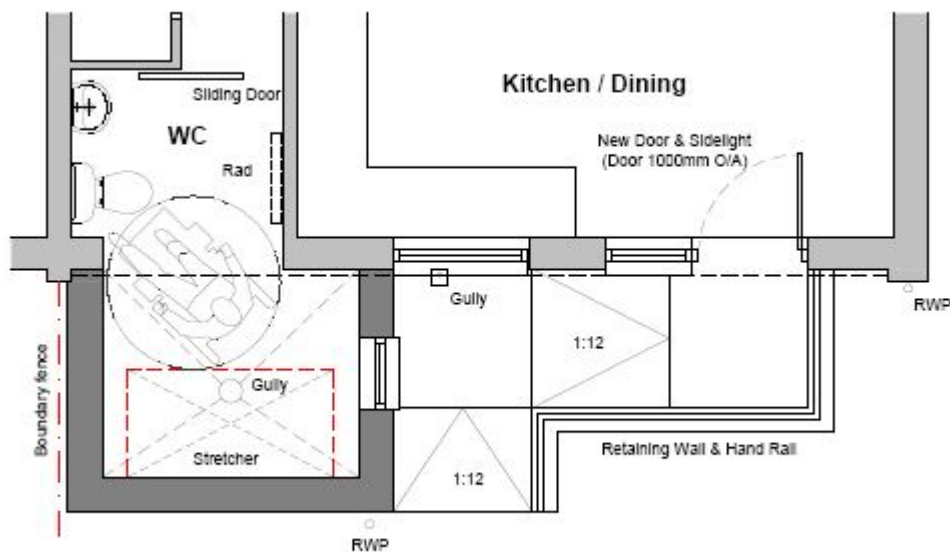


**REAR ELEVATION**  
AS EXISTING  
Scale 1:50

**Figure 2: Existing Rear Elevation**



**Figure 3: Proposed Rear Elevation**



**Figure 4: Proposed Floor Plan**

## Planning History

None

## Consultations

**6 Neighbours consulted:** No representations received

**Stanhope Parish Council:** No comments received at time of writing. Members will be updated at Planning Committee if necessary.

## Planning Policy

4. 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 'Main 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.
5. 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.

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

### **Local Plan to 2030**

SP1 - Strategic Objectives

SP6 - Promoting High Quality Design

HOU8 – Residential Extensions

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

### **SPG10 Domestic Extensions in Urban and Rural Areas**

#### National Planning Policy Framework (NPPF) 2012

7. 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:-

8. 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.
9. 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**

10. The main issues for consideration are:
  - Impact on visual amenity
  - Impact on residential amenity

### **Impact on visual amenity**

11. Whilst the proposed extension would have a flat roof, this is not uncommon within the street scene, and given its limited footprint and matching materials it would create an acceptable, subordinate addition to the existing dwelling.
12. Given the above the development would not have an adverse impact upon the visual amenity of the street scene.

### **Impact on residential amenity**

13. Taking into consideration the single storey nature of the development and its modest scale then the development would not result in harm to residential amenity.

## **Human Rights Issues**

14. 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**

15. 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**

13. The objective of the development is to improved disabled access within the property. 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. I am therefore satisfied that the proposed development would therefore comply with the requirements of Development Plan policy and Central Government guidance. I therefore recommend that planning permission be granted.

## **Recommendation**

### **Permit**

Subject to the following conditions:

None

### **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**

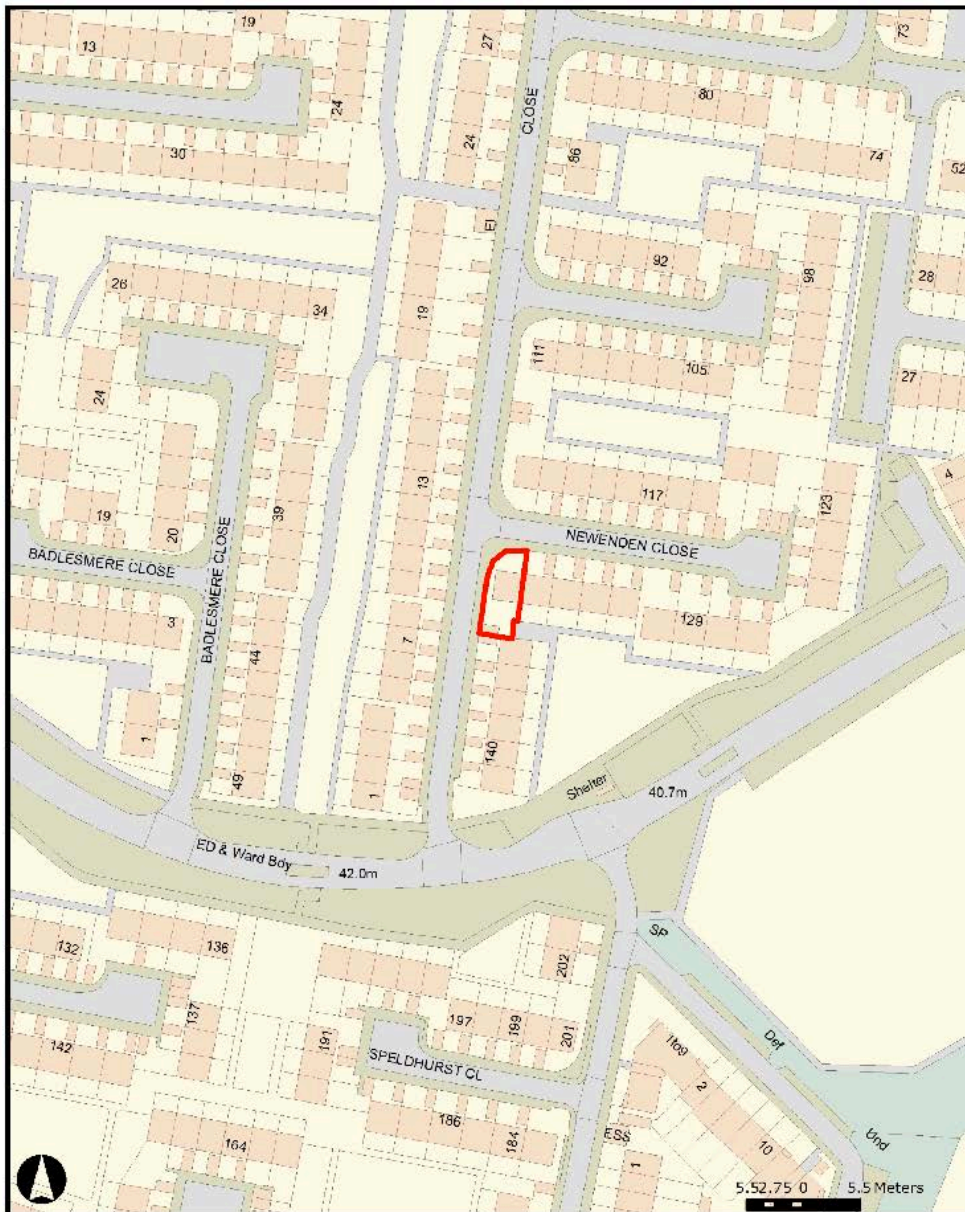
All papers referred to in this report are currently published on the Ashford Borough Council web site ([www.ashford.gov.uk](http://www.ashford.gov.uk)). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference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

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Annex 1



# Ashford Borough Council



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