

<b>Application Number</b>	17/01014/AS
<b>Location</b>	6 Studio Close, Kennington, Ashford, Kent, TN24 9DH
<b>Grid Reference</b>	01967/44953
<b>Parish Council</b>	Kennington
<b>Ward</b>	Kennington (Ashford)
<b>Application Description</b>	Erection of two-storey front extension and change to existing roof pitch, loft conversion with rooflights and rear balcony, and garage conversion
<b>Applicant</b>	Mr & Mrs T Mockford, 6 Studio Close, Kennington, Ashford, Kent, TN24 9DH
<b>Agent</b>	Mr T Parrett, Rubicon Building Consultancy Ltd, One Step Beyond, Westfield Lane, Etchinghill, Folkestone, Kent, CT18 8BT
<b>Site Area</b>	0.03ha

## Introduction

1. This application is reported to the Planning Committee because the agent was until recently in the employment of the Council.

## Site and Surroundings

2. The application site is located on the south-west side of Studio Close, a cul-de-sac of detached two-storey dwellings. The dwelling, in common with the majority of the neighbouring dwellings on both sides of Studio Close, has a single-storey flat roofed projection at the front. The property forms part of a predominantly residential area within the Kennington part of the main Ashford urban area. The north-western end of Studio Close, including the end of the rear garden to the application property, is bounded by part of the Kennington & Ball Lane Conservation Area.
3. A site location plan is attached at annex 1.

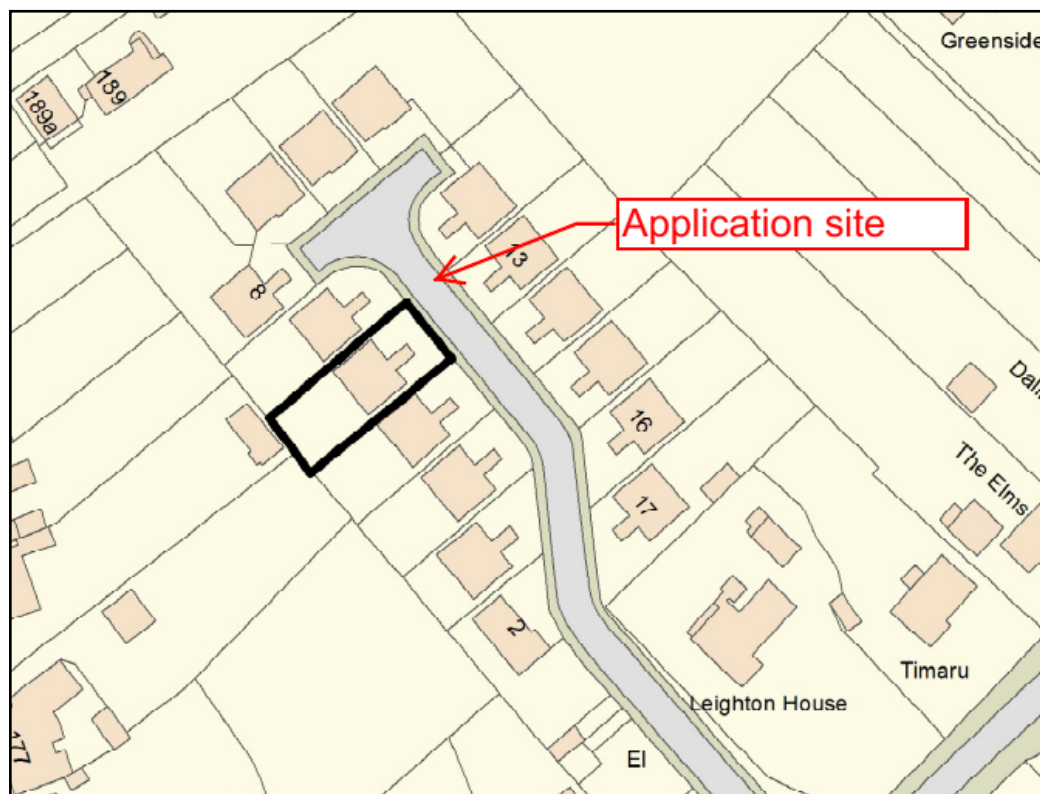


Figure 1 – site location plan

## Proposal

4. The application is for full planning permission for the erection of a two-storey front extension to the existing dwelling to extend the existing ground floor living room and an existing first floor bedroom. Materials are to match the existing brickwork.
5. The development also includes the conversion of the existing ground floor integral garage to form a playroom with the existing garage door being replaced with a window, and the existing roof space to the dwelling is to be converted to provide a bedroom with an ensuite facility, rooflight windows to the side roof slopes and a Juliet balcony at second floor level to the existing rear gable end. These proposed works can be carried out without the benefit of planning permission as 'permitted development' provided the proposed rooflight windows to the side roof slopes of the existing roof are obscure glazed and non-opening to a height of 1.7m above the floor of the room the windows serve.



**Figure 2 – existing plans/elevations**



Figure 3 - proposed plans/elevations



## Planning History

There is no relevant planning history relating to the application property.

06/02044/AS - Front first floor extension (above existing ground floor front extension) to provide enlarged bedroom and adjacent shower room under pitched roof and shower to bedroom. Approved 27.11.06 at 7 Studio Close, Kennington, Ashford, Kent, TN24 9DH

## Consultations

**Ward Members:** The Ward Member, Councillor Sims, is not a member of the Planning Committee.

**Neighbours:** 5 neighbouring properties consulted. No responses/representations received.

## 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, 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.
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

### **Local Plan to 2030**

SP1 – Strategic Objectives

SP6 – Promoting High Quality Design

HOU8 – Residential Extensions

8. 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

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 (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 setting of adjoining Conservation Area
  - Residential amenity
  - Highway safety

## **Visual Impact**

13. The proposed two-storey front extension will be visible in the street scene and public views along Studio Close. The majority of the dwellings on both sides of Studio Close were constructed with single-storey flat roofed projections at the front. However, a two-storey front extension has been erected at No. 7 Studio Close and additional single-storey front extensions have been erected at Nos. 3 and 5 Studio Close. Front projections and the front gable ends to the main roofs of the dwellings are therefore characteristic features within Studio Close and the currently proposed two-storey front extension reflects both of these features. The currently proposed two-storey front extension reflects the design and appearance of the existing front extension to the neighbouring property at No. 7 Studio Close and is considered acceptable in the context of the existing dwelling, neighbouring dwellings and the street scene along Studio Close. The proposed two-storey front extension would therefore not have a harmful impact on the visual amenities of the area.

## **Impact on Conservation Area**

14. The rear garden to the property is bounded by part of the Kennington & Ball Lane Conservation Area. The proposed two-storey front extension is screened from the Conservation Area by the existing dwelling and the neighbouring dwellings. The proposed extension will not be viewed in the context of the adjoining Conservation Area and there will be no harmful impact on its setting.

### **Residential Amenity**

15. The application property is a detached dwelling and is in line with the neighbouring properties. The proposed 2-storey front projection whilst extending beyond this front building line would not represent overbearing development on the front area of neighbouring properties. There would be no side windows that would cause any overlooking. The plans show the insertion of rooflights to the side roofslopes of the existing dwelling and the extension. Given their location in relation to the neighbouring dwellings looking out onto their roofslopes then there would be no harmful overlooking and subsequent loss of privacy. There would therefore be no harm to residential amenity.

### **Highway Safety**

16. The proposed two-storey front extension does not provide additional bedrooms or habitable rooms to the existing dwelling and as such is not likely to result in a material increase in parking requirements for the property or an increase in vehicle movements to and from the site. The proposed front extension does not raise any parking and/or highway safety issues.

### **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 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**

18. 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**



19. The proposed two-storey front extension is considered acceptable in terms of design and in the context of the existing dwelling, neighbouring dwellings and the street scene along Studio Close. The proposed extension would not have a harmful impact on the visual amenities of the area. The proposed extension does not impact on the setting of the adjoining Conservation area and is sufficiently distanced from the neighbouring dwellings either side to prevent any unacceptable unneighbourly impacts. The proposed front extension does not raise any parking and/or highway safety issues.
20. The proposed rooflights would be acceptable as they would not overlook neighbouring properties.
21. No representations have been made. The proposed two-storey front 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 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 materials used on the respective adjacent parts of 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 visual amenity of the area.

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 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 17/01014/AS)

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Annex 1

