

Application Number	17/01521/AS
Location	Ensign, Church Lane, Shadoxhurst, Ashford, TN26 1LX
Grid Reference	97276/37544
Parish Council	Shadoxhurst
Ward	Weald South
Application Description	Erection of a single storey side extension to enlarge existing dwelling to accommodate elderly relatives
Applicant	Mrs J Dunster, Ensign, Church Lane, Shadoxhurst, Ashford TN26 1LX
Agent	Rubicon Building Consultancy Ltd, One Step Beyond, Westfield Lane, Etchingill, Folkestone CT18 8BT
Site Area	0.05 ha

Introduction

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

Site and Surroundings

2. The application site comprises a detached bungalow within the Shadoxhurst Wooded Farmlands Landscape Character Area (LCA). The site lies outside the built confines of the village and a significant degree of high hedging and trees line the frontage to Church Lane. The nearest neighbour is Red House, situated over 40m to the southeast.
3. A site location plan is attached as an annexe to the report.



Figure 1 - site location plan

Proposal

4. Full planning permission is sought for the erection of a single storey side extension. The extension will be completed in materials to match the existing dwelling being brickwork elevations and a concrete tiled roof. Internally the development comprises a living room and bedroom with ensuite bathroom which together with the reconfiguration of existing internal accommodation will allow the accommodation of elderly relatives.

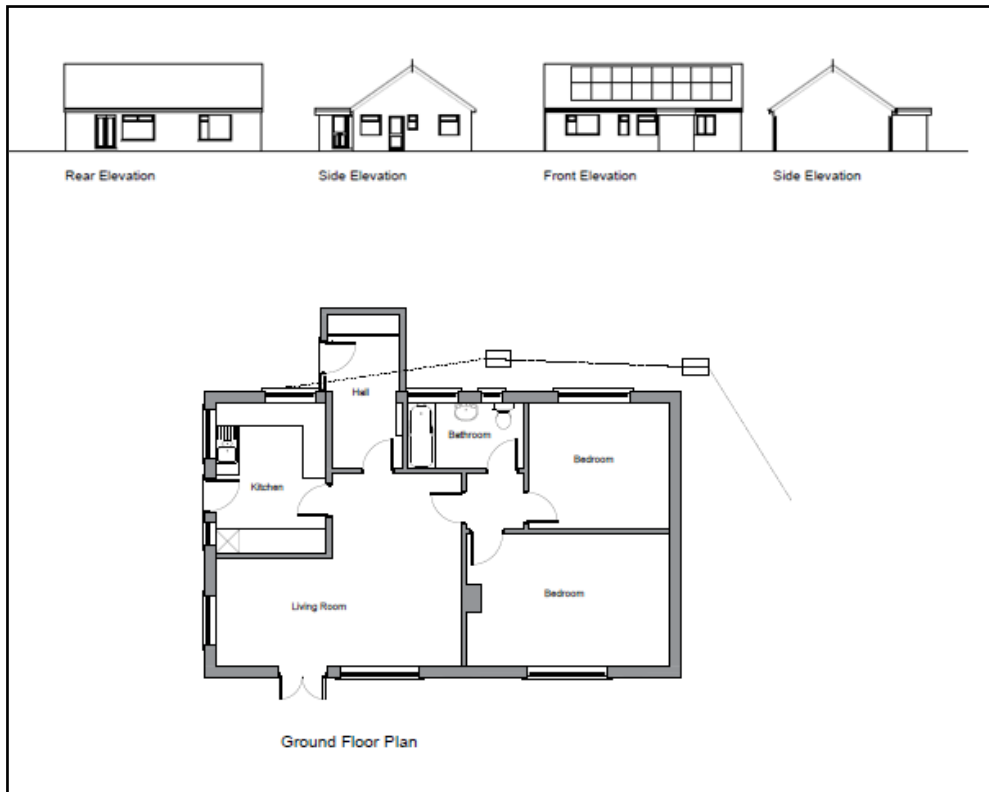


Figure 2 existing elevations/plans



Figure 3 - proposed plans/elevations

Planning History

5. There is no relevant planning history

Consultations

Ward Members: The Ward Member, Cllr Aline Hicks, is a member of the Planning Committee

Parish Council: No representations received

Neighbours: 3 neighbours consulted; no 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 this ended on 31 August 2017 . 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:-

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

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:-

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

10. The main issues for consideration are:

- Visual Amenity
- Residential Amenity
- Highway safety

Visual Amenity

11. The extension has been designed to reflect the design and style of the existing property and, as such, creates an acceptable, subordinate addition to the existing dwelling. The extension would be in matching brickwork and tiles

and, overall, the development would not have an adverse impact upon the visual amenity of the surrounding designated countryside.

12. Notwithstanding the above, given the significant landscaping to Church Lane, the proposed development would not be overly visible from outside the site when travelling in either direction along the lane.

Residential Amenity

13. Given the nature of the development proposed, and the distance and relationship to the neighbour at Red House, there would be no impact upon the residential amenity of the neighbouring properties.

Highway safety

14. The development would not have any implications for highway safety as the additional bedroom would not generate the need for additional off-road parking.

Human Rights Issues

15. 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

16. 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

17. The objective of the development is to facilitate an extension to provide additional accommodation for elderly relatives.
18. 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

on the following grounds:

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

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 17/01521/AS.

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Annex 1



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