

Application Number	17/01714/AS	
Location	41 Haywain Close, Kingsnorth, TN23 3QL	
Grid Reference	599199/140116	
Parish Council	Kingsnorth Parish Council	
Ward	Washford	
Application Description	Conversion of integral garage into kitchen	
Applicant	Mr David Hartley	
Agent	-	
Site Area	0.03 ha	
(a) 7/-	(b) S	(c) -

Introduction

1. This application is reported to the Planning Committee because the applicant is a staff member of Ashford Borough Council.

Site and Surroundings

2. The site is shown in Figure 1 below and comprises a two storey detached dwelling located on a modern housing development in Kingsnorth. At present, there is parking for at least two vehicles within the dwelling's curtilage, with one of these spaces being the integral garage.

Proposal

3. Planning permission is sought for the conversion of the integral garage into a new kitchen. The existing kitchen would be converted into a utility room. The proposed external changes would see the removal of the existing 'up and over' garage door. In its place, the wall would be bricked up except for the addition of a white UPVC window of the same proportions to that serving the existing kitchen. To the side elevation, an exterior UPVC kitchen door would be inserted. The 'as existing' and 'as proposed' layout is shown as Figure 2 below.

4. The applicant proposes to adjust the frontage hardstanding by increasing its width on the southern side of the plot.



Figure 1: Site location plan

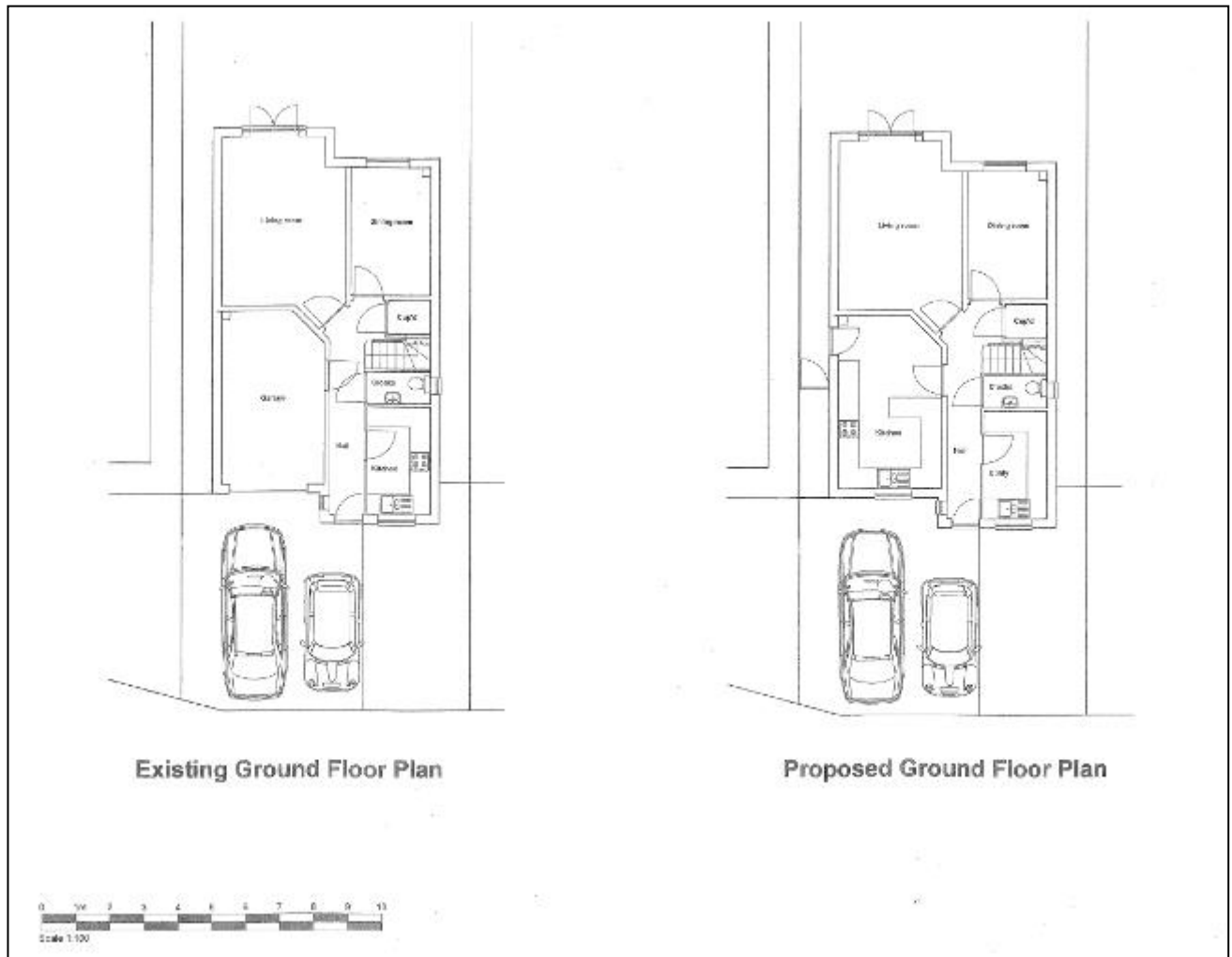


Figure 2: Proposed block plan

Planning History

95/01546/AS - Outline planning permission granted for residential development in this part of Kingsnorth. Condition 03 of this permission required that parking would need to be provided and thereafter retained.

99/00451/AS - Reserved matters approved for phase II Brisley Farm for the erection of 43 detached dwellings together with all associated garages, parking and infrastructure.

Consultations

Ward Member: The Ward Member, Councillor Shorter, is not a member of the Planning Committee and has made no comments in relation to the application.

Kingsnorth Parish Council - Support the application.

Neighbours - 7 consulted, 0 comments received.

Planning Policy

5. 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. The new Ashford Local Plan to 2030 has now been submitted for examination and as such its policies should now be afforded some weight.
6. The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles

CS9 – Design Quality

Ashford Local Plan to 2030

SP1 – Strategic Objectives

SP6 – Promoting High Quality Design

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

Supplementary Planning Guidance/Documents

Residential Parking SPD

Government Advice

Planning Policy Framework (NPPF) 2012

National Planning Policy Guidance (NPPG)

8. 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.

Assessment

Parking

9. The conversion of the integral garage would result in the loss of one parking space serving the property. The area in front of the garage can accommodate two vehicles, as indicated on the proposed plan shown as Figure 2 above. These spaces would comply with the size required within the Council's adopted Parking SPD. I am therefore satisfied that the loss of the integral parking space would be appropriately mitigated by minor adjustments to the property frontage which would not be detrimental to the existing street scene.

Visual amenity

10. The design would be acceptable as the proposed brick façade design would be broken up by the inclusion of a UPVC window, common in style with other houses in the street scene. In case of ambiguity, and in the interests of visual amenity, I propose that a planning condition is attached to any permission granted ensuring the use of matching materials.

Residential amenity

11. The addition of a window on the front elevation would be at ground floor level and facing the street. The door to the side elevation would open onto a private path leading to the dwelling's rear garden and I am therefore satisfied that there would be no resulting harm to residential amenity.

Human Rights Issues

12. 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

13. 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

14. I am satisfied that the proposed development would be visually acceptable, would not harm residential amenity and would provide sufficient off- road parking to mitigate the loss of the integral parking space.

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 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.

3. The external materials and finishes to be used for the approved development shall be of the same size, colour, tone and texture as those 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 visual amenity.

4. The area shown on the drawing labelled 'Proposed Ground Floor Plan', as a parking space for two vehicles, shall be provided prior to the commencement of the development and shall be retained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the

Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

5. The development 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 site (e.g. as a result of departure from the plans hereby approved and/or the terms of this permission).

Reason: In the interests of ensuring the proper planning of the locality and the protection of amenity and the environment, securing high-quality development through adherence to the terms of planning approvals, and ensuring community confidence in the planning system

Plans/Documents approved

Site location plan

Existing and Proposed Elevations plan

Existing and Proposed Ground Floor plan (as received 21/12/17)

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 was provided with pre-application advice,
- and was updated of any issues after the initial site visit.
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The applicant/ agent responded by submitting amended plans.
- The application was dealt with/approved without delay.
- 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 17/01714/AS.

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Annex 1



Ashford Borough Council



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