

Application Number	20/00837/AS	
Location	2 Marlborough Way, Kennington, Ashford, Kent, TN24 9HH	
Grid Reference	602556/145128	
Parish Council	Kennington	
Ward	Kennington Ward	
Application Description	Two storey extension	
Applicant	Mr Stevens, 2 Marlborough Way, Kennington, Ashford, Kent, TN24 9HH	
Agent	Mr J Tweedie, 99 Sandyhurst Lane, Ashford, Kent, TN25 4NU	
Site Area	0.02 ha	
(a) 5/-	(b) X	(c) -

Introduction

1. This application is reported to the Planning Committee because applicant works for Ashford Borough Council.

Site and Surroundings

2. The application site relates to a two storey semi-detached dwelling located within the Kennington area of Ashford. The site is situated within a residential street of similar styled properties.



Figure 1. Location Plan

Proposal

3. Full planning permission is sought for a two storey side extension to provide a study and utility space at ground floor with an additional bedroom on the first floor. An additional parking space is proposed to the rear of the dwelling. This would be next to the existing car parking space and accessed directly from Marlborough Way.



Figure 2. Existing Elevation

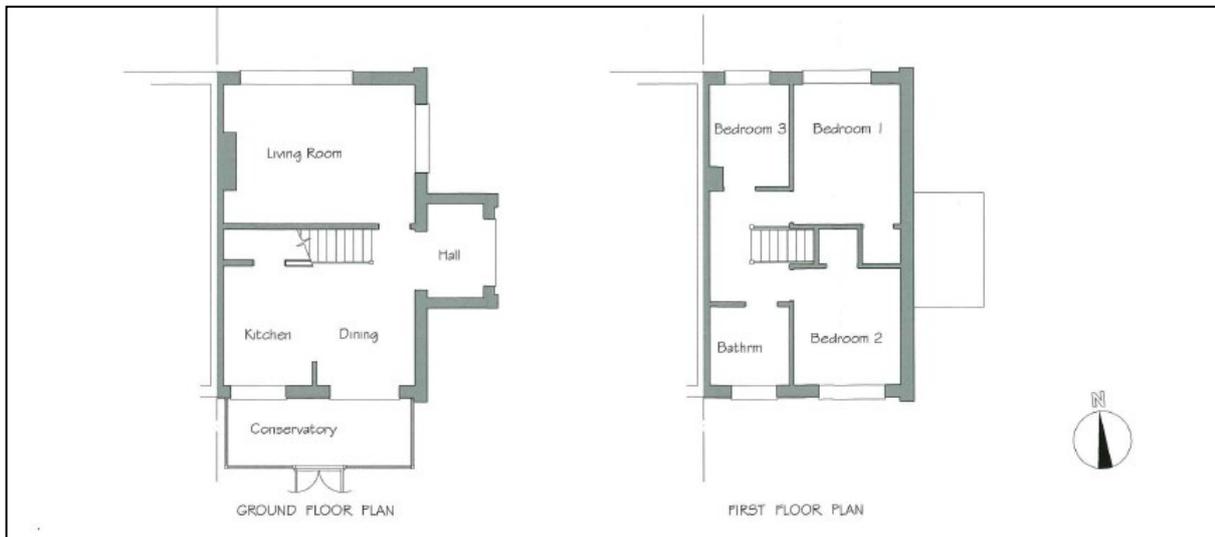


Figure 3. Existing Floor Plan

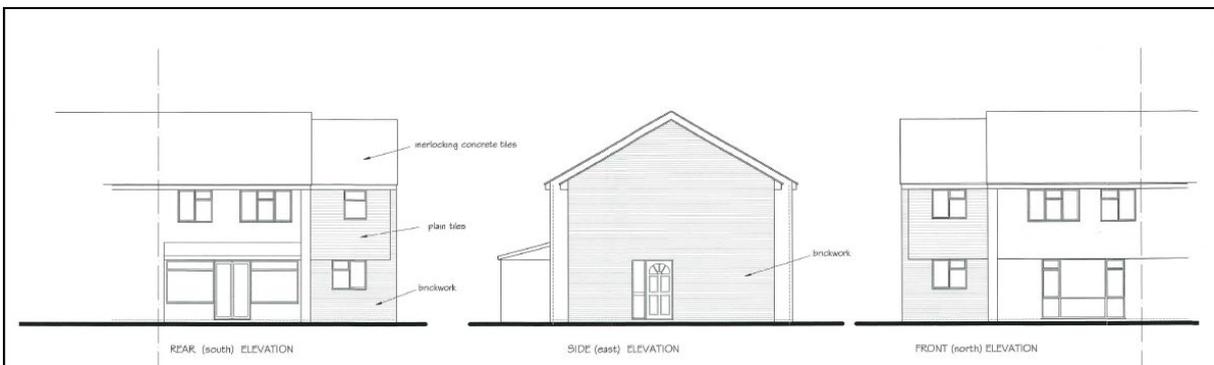


Figure 4. Proposed Elevation

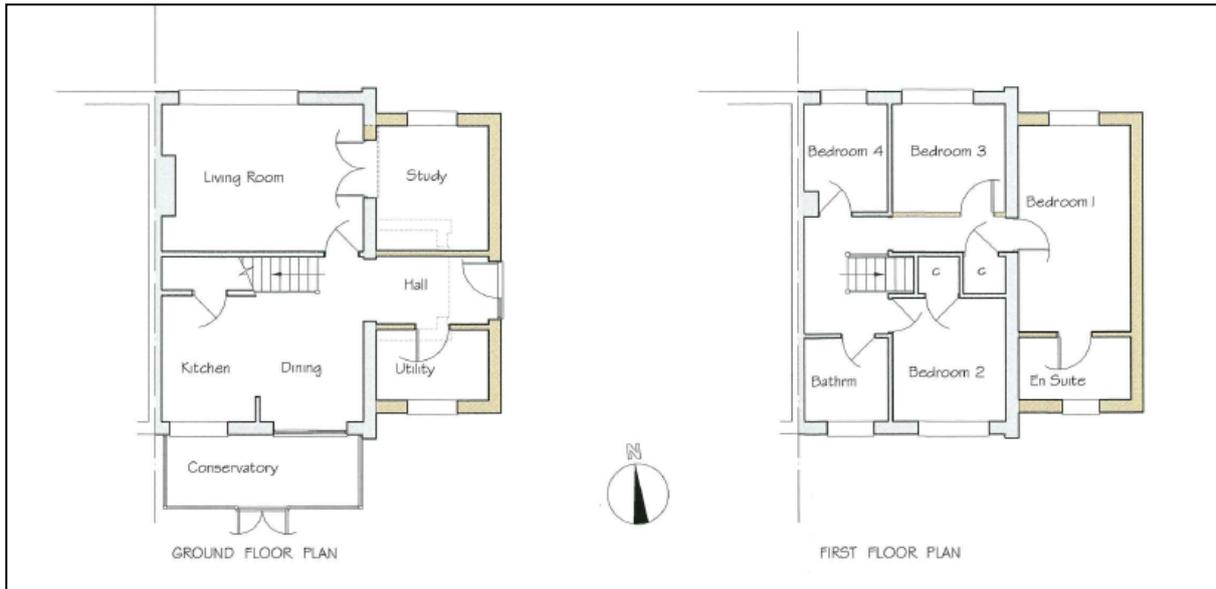


Figure 5. Proposed Floor Plan

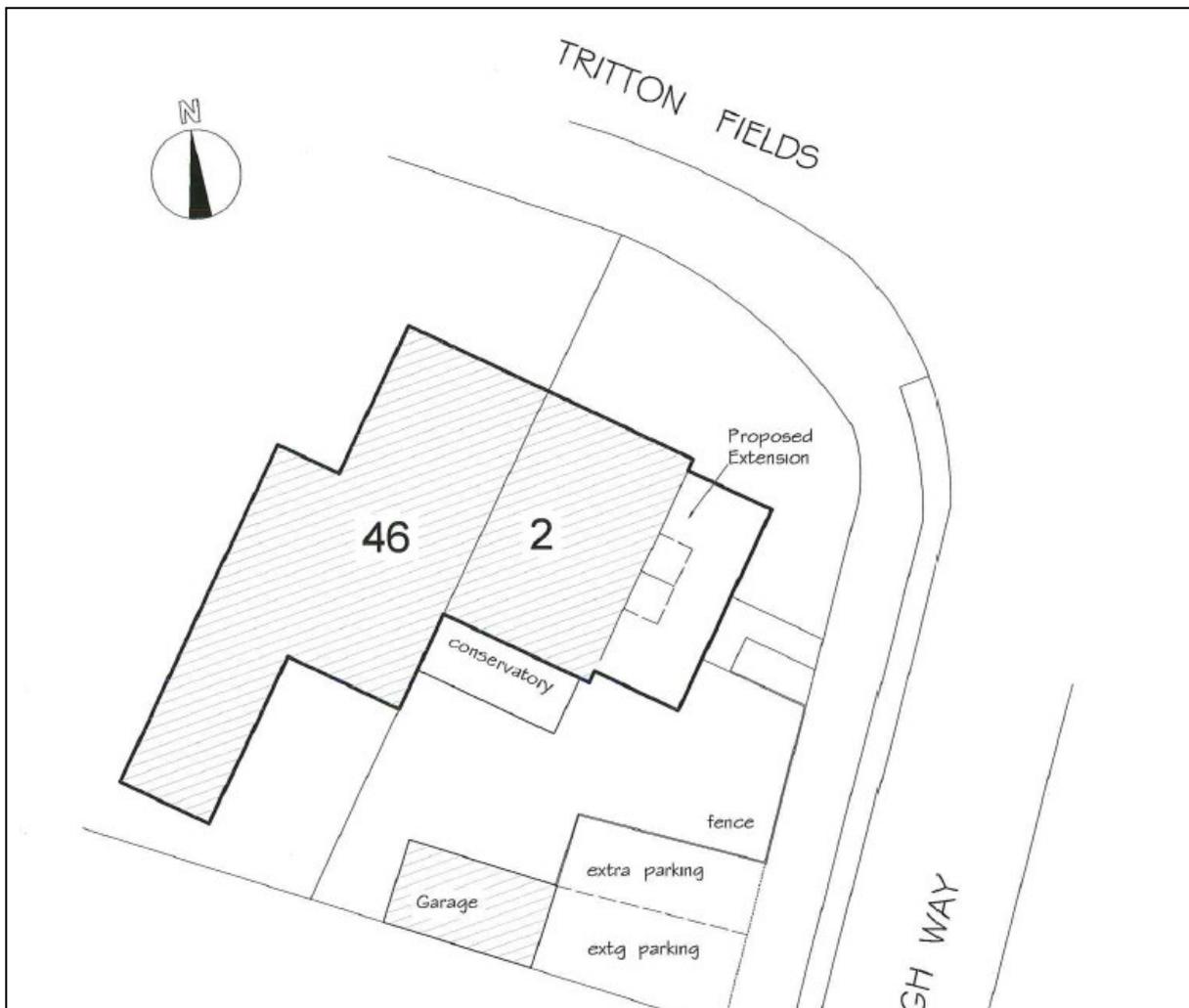


Figure 6. Proposed Site Plan

Planning History

None

Consultations

Ward Members: No comment has been received.

Kennington Community Council: No comment has been received.

Neighbours: 5 neighbours consulted; No comment has been received.

Planning Policy

4. The Development Plan comprises the Ashford Local Plan 2030 (adopted February 2019), the Chilmington Green AAP (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), the Rolvenden Neighbourhood Plan (2019) and the Kent Minerals and Waste Local Plan (2016).
5. For clarification, the Local Plan 2030 supersedes the saved policies in the Ashford Local Plan (2000), Ashford Core Strategy (2008), Ashford Town Centre Action Area Plan (2010), the Tenterden & Rural Sites DPD (2010) and the Urban Sites and Infrastructure DPD (2012).
6. The relevant policies from the Local Plan relating to this application are as follows:-
 - SP1** - Strategic Objectives
 - SP6** - Promoting High Quality Design
 - HOU8** - Residential Extension
 - HOU12** - Residential Space Standards
 - HOU15** - Private External Open Space
 - TRA3a** – Parking Standards for Residential Development
7. The following are also material considerations to the determination of this application.

Supplementary Planning Guidance/Documents

SPG 10 – Domestic Extensions in Urban and Rural Areas.

Residential Parking SPD

Residential Space And Layout SPD

Government Advice

National Planning Policy Framework (NPPF) 2019

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. The following sections of the NPPF are relevant to this application:-
9. Chapter 8 – Promoting healthy and safe communities
10. Chapter 12 – Achieving well-designed places

National Planning Policy Guidance (NPPG)

Assessment

11. The main issues for consideration are:
 - Visual Amenity
 - Residential Amenity
 - Highway Safety / Parking

Visual Amenity

12. The proposed two storey side extension would be visible from within the wider street scene. The proposed development would be subordinate to the existing house in terms of ridge height, the proposal would not exceed the roof height of the existing dwelling, and would represent a modest addition to the western side of the building over the footprint of the existing single storey side extension.
13. The proposed extension would not detract from the overall appearance of the dwelling, the proposed materials would match the appearance and design of the existing dwelling, making it an acceptable design which would also be in keeping with the wider street scene. There would be sufficient spacing from the footpath and sufficient garden retained to prevent and overdevelopment of the plot. Therefore I am satisfied that the development would not represent a visually intrusive form of development within the street scene.

Residential Amenity

14. The proposed development would not have an adverse impact on any neighbouring occupiers due to its location in relation to neighbouring dwellings and so would not result in an overbearing form of development. Considering the distance to neighbours properties there would be no additional level of overlooking than is currently the case. Therefore, I am satisfied that there would be no harm to the residential amenity through harmful overlooking or overbearing development.
15. The proposed two storey extension would provide additional internal living space for the current occupants and therefore would be in line with the provisions set out in policy HOU12.
16. The proposed development would result in a reduced garden for the occupiers; this would still provide adequate private amenity space in line with the Council's policy HOU15.

Highway Safety / Parking

17. Currently the application site is a three-bedroom dwelling with one off road parking space and a garage which is an additional parking resource. The proposal would generate the need for one additional parking space (due to the increase in the number of bedrooms from 3 to 4) in line with policy TRA3a. The plans show an additional car parking space which can be secured by condition and this ensures that the proposal is policy compliant. The proposal would not result in harm to highway safety.

Human Rights Issues

18. 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

19. In accordance with paragraphs 38 of the NPPF, Ashford Borough Council (ABC) takes a positive and creative approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and creative manner as explained in the note to the applicant included in the recommendation below.

Conclusion

20. The proposed development would not give rise to an adverse impact in respect of visual or residential amenity nor would it result in harm to highway safety for the reasons outlined in the report.
21. For the reasons above, I therefore recommend that the application is approved as it would accord with Development Plan policies and there are overriding material considerations to suggest otherwise.

Recommendation

Permit

Subject to the following Conditions and Notes:

(with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit).

1. Standard time condition
2. Materials to match existing
3. Provision of additional parking space and retention thereafter
4. Development carried out in accordance with the approved plans
5. Approved development available for Inspection

Note to Applicant

1. Working with the Applicant

Working with the Applicant

In accordance with paragraphs 38 of the NPPF Ashford Borough Council (ABC) takes a positive and creative 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 20/00837/AS)

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