

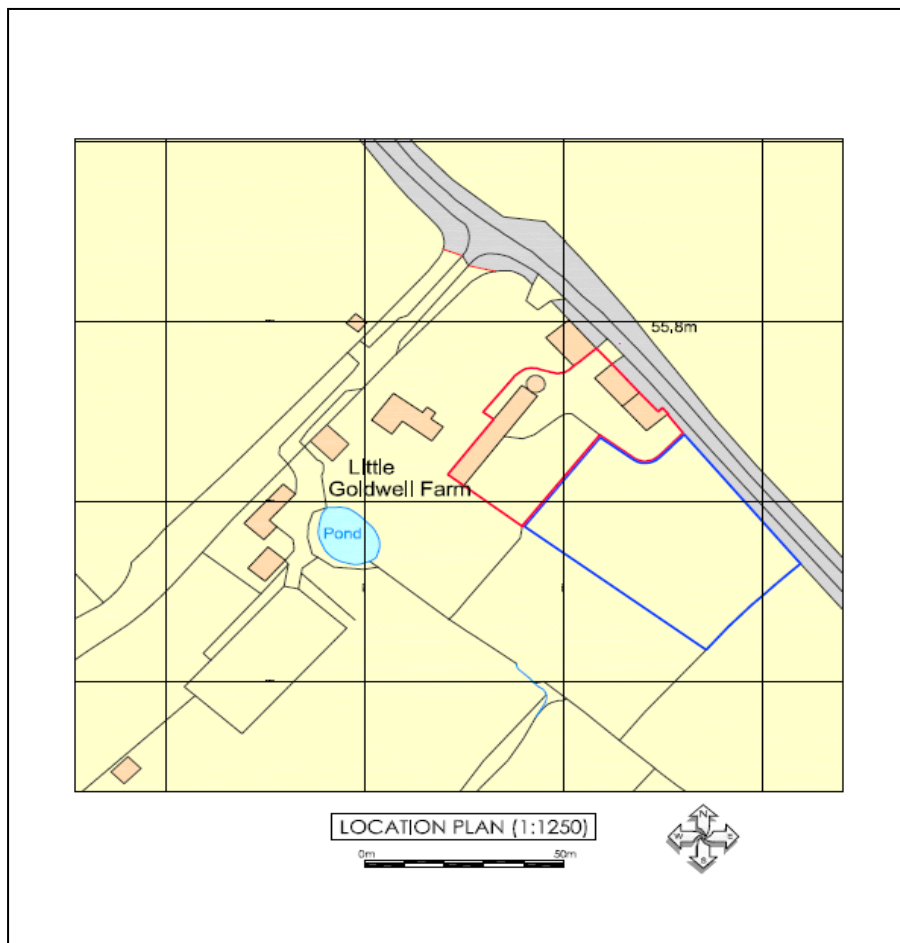
<b>Application Number</b>	17/01454/AS
<b>Location</b>	Little Goldwell Oast, Goldwell Lane, Great Chart, Ashford, Kent, TN26 1JS
<b>Grid Reference</b>	96780/41916
<b>Parish Council</b>	Great Chart with Singleton
<b>Ward</b>	Great Chart with Singleton North
<b>Application Description</b>	Insertion of new windows and doors to south east elevation
<b>Applicant</b>	Mr Charles Dehnel, Little Goldwell Oast, Goldwell Lane, Great Chart, Ashford, Kent, TN26 1JS
<b>Agent</b>	-
<b>Site Area</b>	0.14ha
(a) 3/-	(b) + (c) -

## Introduction

1. This application is reported to the Planning Committee because the applicant is a close relative of Councillor Dehnel.

## Site and Surroundings

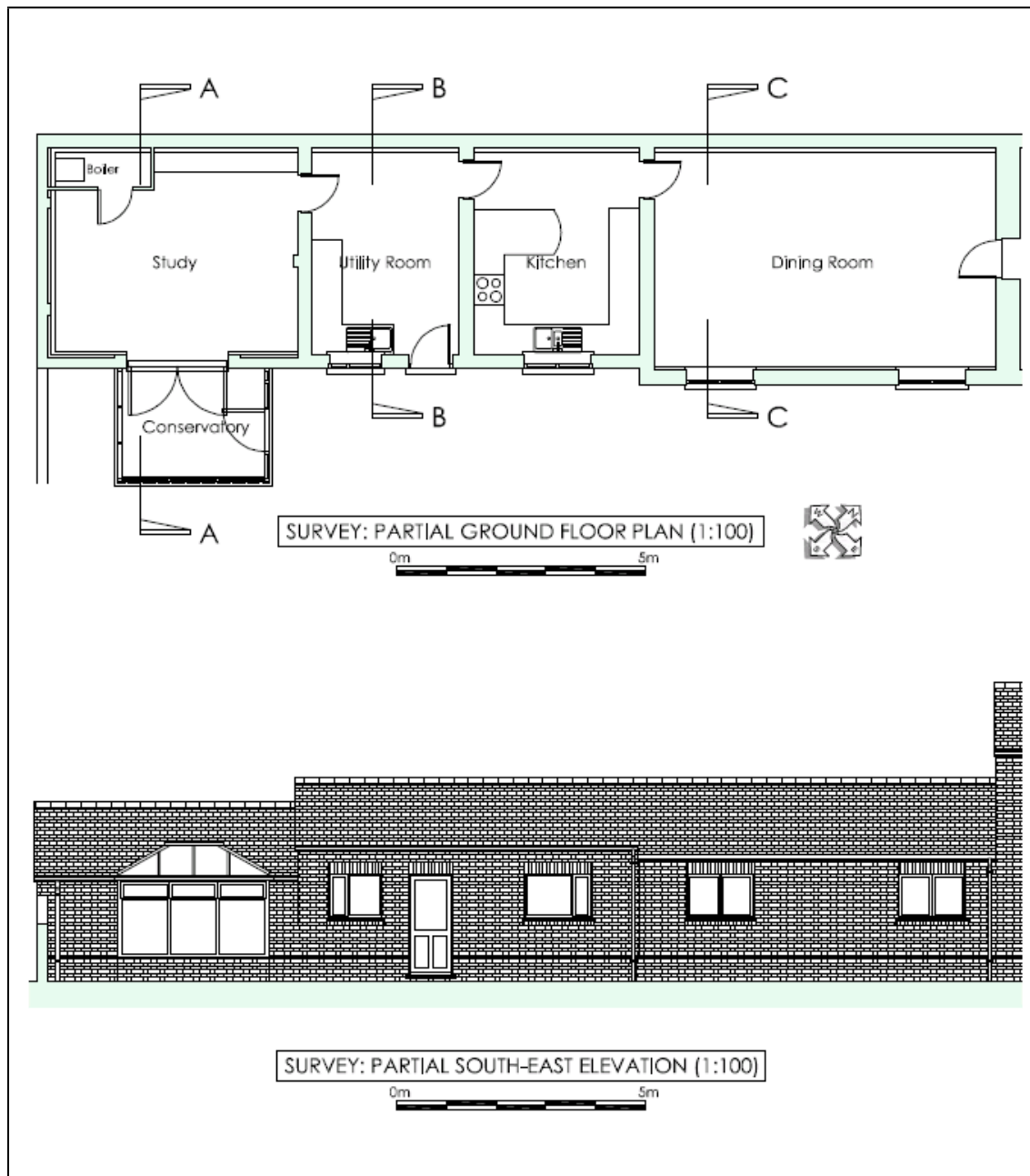
2. The site is shown in **Figure 1** (below) and located in the open countryside surrounding Great Chart; comprising a converted oast house in proximity to a grade II listed farmhouse. The oast consists of a roundel and stowage with built additions to the south west which have been added at a later date to the original building.
3. The oast is not listed itself, however Little Goldwell Farmhouse located north west of the site is a grade II listed property. Little Goldwell Farmhouse is in separate ownership and occupation.
4. The proposal requires planning permission because at the time of the original conversion from an agricultural building, permitted development rights were removed by planning condition.



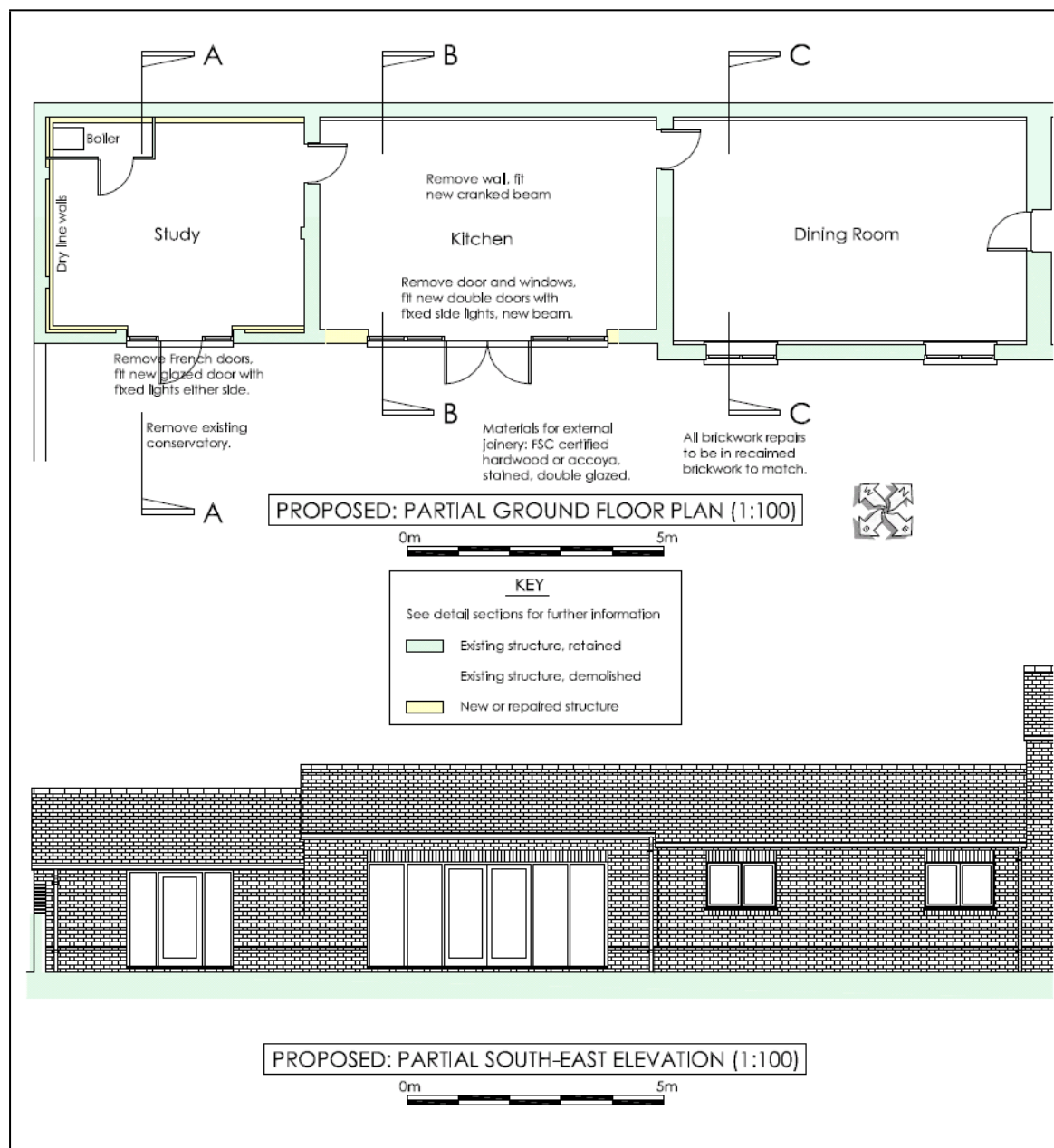
**Figure 1** – site location plan

## Proposal

5. Planning permission is sought for the insertion of new windows and doors to the south east elevation of the later additions to the building. This would result in the removal of the existing modern conservatory in place of two glazed panels and a single glazed, opening door. An existing door and two windows would also be replaced with large glazed double doors between fixed glazed panels (see **figures 2** and **3**, below, which detail the alterations). The new fenestration would consist of white painted timber which would match the existing house windows. The alterations would facilitate the re-arrangement of the accommodation internally.



**Figure 2** – existing floor plan and elevations



**Figure 3** – proposed floor plan and elevations

## Planning History

**80/01605/AS** – Planning permission granted for the conversion of the existing oast house, stowage and adjoining extensions.

**87/00501/AS** – Planning permission refused for a two storey rear extension to the existing stowage.

**94/01351/AS** – Variation of condition 02 of 80/01605/AS permitted to allow for the creation of a residential annexe in place of part of the garage / car barn.

**15/00809/AS** – Planning permission granted for alterations to the existing annexe involving the extension of the annexe into the existing car barn / garage and the addition of four roof lights.

## **Consultations**

**Ward Member:** The Ward Member, Cllr Mrs Blanford, is a member of the Planning Committee and has not made any comments in relation to this application.

**Neighbours – 3** consulted; **0** representations received. The consultation period has not ended at the time of finalising this report.

**Great Chart with Singleton Parish Council** – comments awaited at the time of finalising the report.

**(HoDMSS note:** I will provide an update to the Committee in the usual manner, if necessary should any resident of Parish Council representations be forthcoming.)

**Any other relevant consultees** – No other relevant consultees.

## **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. The new Ashford Local Plan to 2030 has now been submitted for examination and as such its policies should now be afforded some 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

CS2 – The Borough Wide Strategy

CS9 – Design Quality

### **Tenterden and Rural Sites Development Plan Document**

TRS13 – Conversions of Rural Buildings to General Residential Use

TRS17 – Landscape Character and Design

### **Ashford Local Plan to 2030**

SP1 – Strategic Objectives

SP6 – Promoting High Quality Design

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

### **Supplementary Planning Guidance/Documents**

The Reuse of Agricultural Buildings (adopted 1995)

Adapting Traditional Farm Buildings (English Heritage 2017)

### **Village Design Statements**

Great Chart Village Design Statement

### **Government Advice**

National Planning Policy Framework (NPPF) 2012

National Planning Policy Guidance (NPPG)

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 NPPF sets out the need to achieve good design and protect the character and setting of heritage assets.

## **Assessment**

### Visual amenity

10. The proposals would affect an existing extension which is of a lesser architectural significance than the oast roundel and stowage to which it adjoins. The openings on this extension are currently numerous and clearly defined as domestic additions. Moreover the existing conservatory, which is to

be removed, appears as an overly domestic feature which in my opinion is inappropriate and incongruous. Its removal would be of visual benefit.

11. The proposed openings would use matching materials of white painted timber. Where the brickwork would need to be made good, the applicant proposes to match this to that which exists. While the openings would appear greater in scale, they would result in an overall reduction in the quantity of openings while being comfortably situated in the south east elevation. Furthermore, the proposals would have a limited impact on views from public vantage points due to the location, distant boundary treatments and existing outbuildings that help obscure views.
12. In light of the above, I am satisfied that this scheme would be acceptable in terms of visual amenity.

#### Heritage/setting of Little Goldwell Farmhouse

13. Given the acceptable nature of the development that would represent a visual improvement to the oast house, I am satisfied that the development would not adversely impact the character or significance of the grade II listed farmhouse and would preserve its setting.

#### Residential amenity

14. Given the relative scale of the proposed scheme and its distance from neighbouring residential dwellings, I am satisfied that this development would be acceptable in terms of residential amenity.

## **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. I am satisfied that the proposed glazing and openings would be acceptable in terms of visual amenity and the architectural character of the oast would be retained. The scheme would not result in any harm to the setting of Little Goldwell Farmhouse. The development would not be harmful to residential amenity. I therefore recommend that planning permission is granted subject to the consideration of any representations and the imposition of conditions.

## Recommendation

### 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 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 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.

- 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**

### **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 acceptable as submitted and no further assistance was required.
- 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](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 17/01454/AS.

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## Annex 1

