

Figure 1 - Site location Plan

Proposal

3. Two-storey side extension and change of use of land to residential curtilage.
4. The existing residential curtilage is not large enough to accommodate the two-storey side extension. As a result the proposal seeks to build on a small section of public open space directly to the south of the site. The encroachment into the open space is approx. 3m in width.
5. Approx. 47sqm of open space would be lost. Approx. 242sqm of open space would remain.
6. The proposals include the removal of one tree from the area of open space, which has already been removed. A new Silver Birch tree would be planted as a replacement.

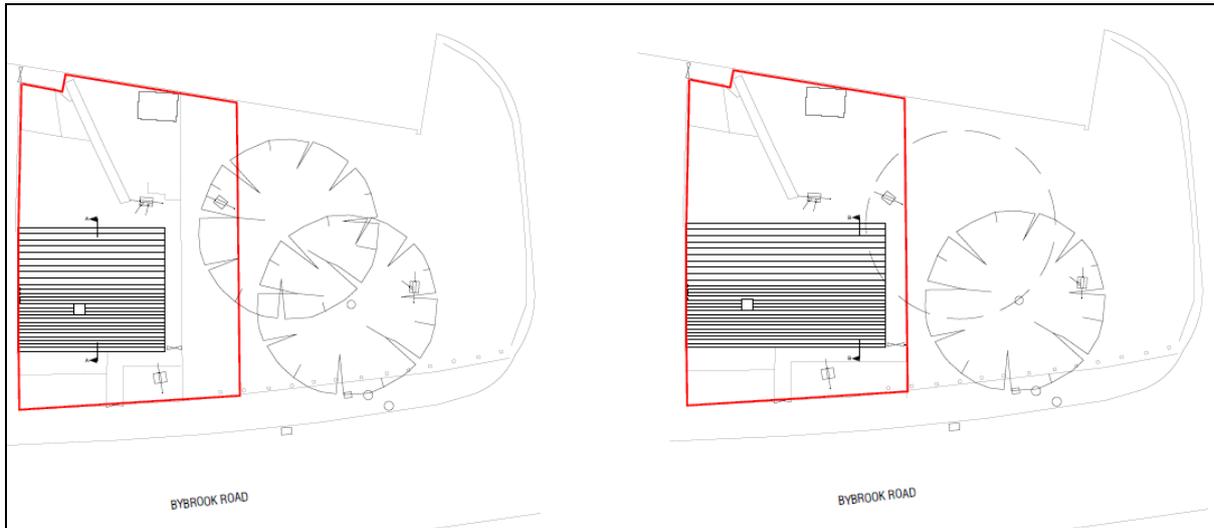
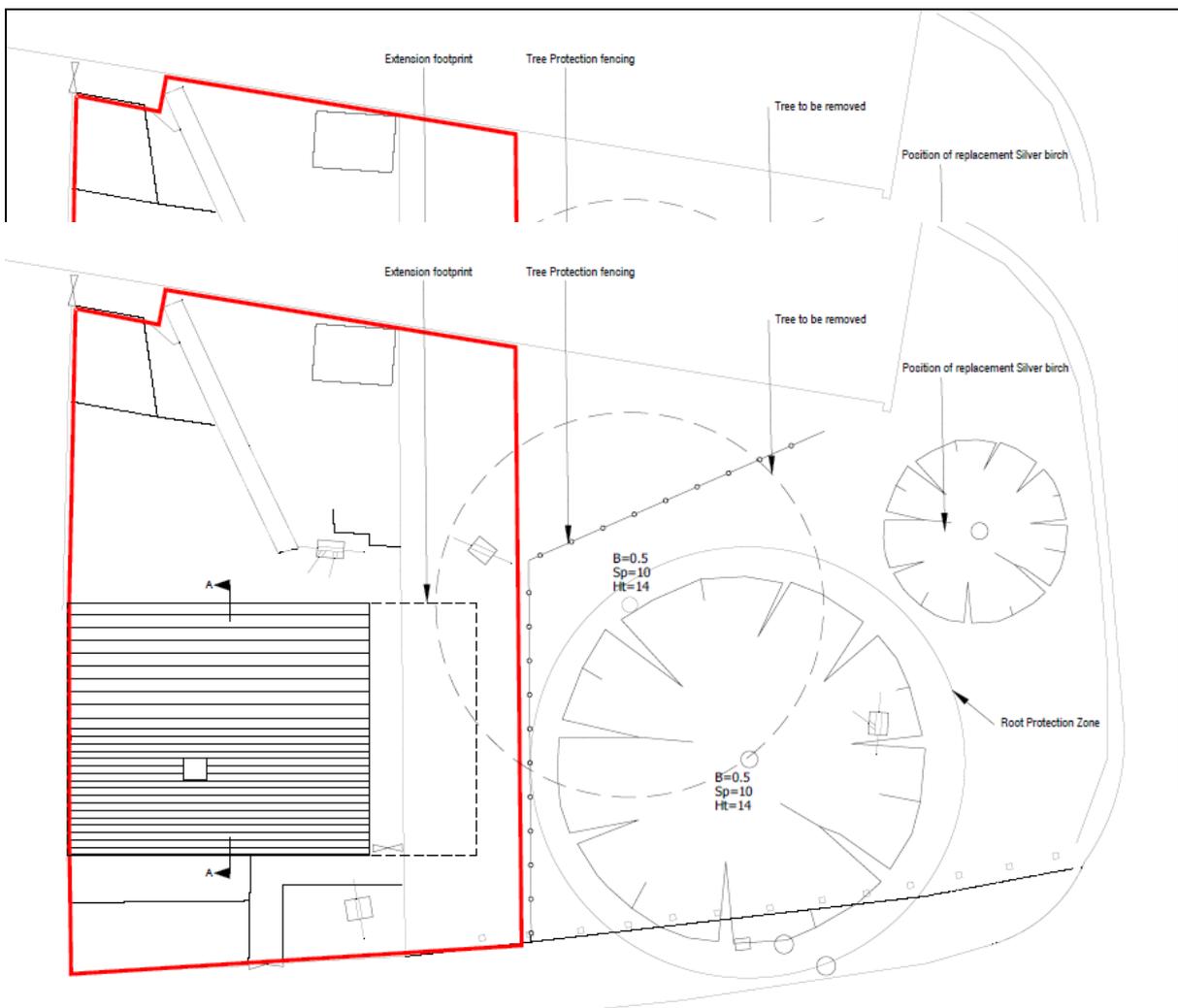


Figure 2: - Existing and Proposed Site Plan



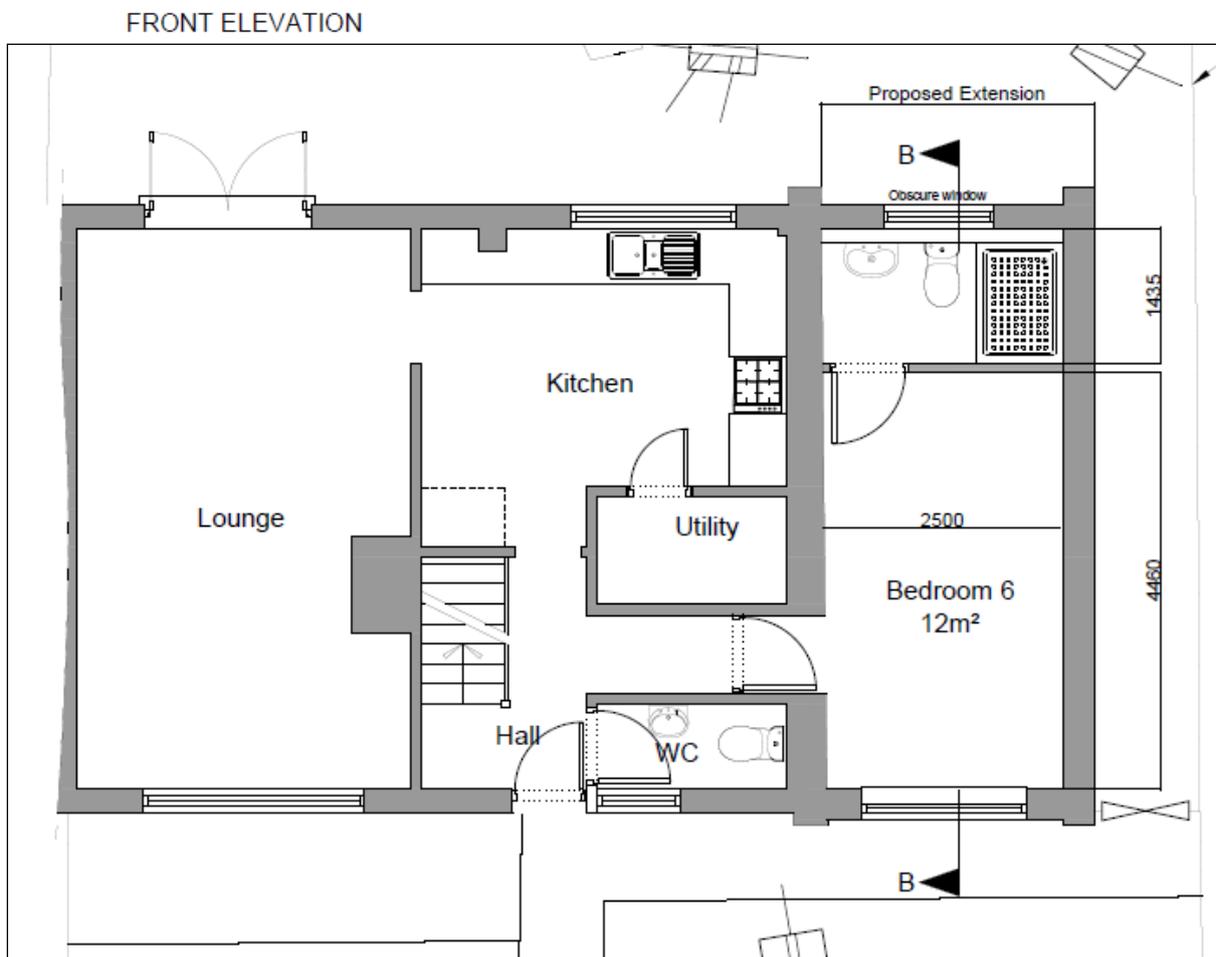


Figure 5: - Proposed Ground Floor Plan

Planning History

None

Consultations

Kennington Community Council – No comments received

Neighbours – 3 neighbours consulted; 1 neighbour letter of support as summarised below:

- Happy for this application to proceed as a neighbour.
- Space needed for the children.

Planning Policy

7. 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), Rolvenden Neighbourhood Plan 2019, and the Kent Minerals and Waste Local Plan (2016).
8. The key policies from the Development Plan relating to this application are as follows:-

SP6	Promoting High Quality Design
HOU8	Residential Extensions
TRA3a	Residential Parking
COM2	Recreation, Sport and Open Spaces
9. The following are also material considerations to the determination of this application.

Supplementary Planning Guidance/Documents

SPG10 Domestic Extensions
Public Green Spaces SPD
Residential Parking SPD

Government Advice

National Planning Policy Framework (NPPF) 2019

10. 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 of particular relevant to this application:-

- 2. Achieving sustainable Development
- 4. Decision Making
- 12. Achieving Well Designed Places

Assessment

11. The two-storey side extension would be a continuation of the existing eaves and ridge level and being formed of matching materials would form a subordinate and sympathetic addition to the property and would reflect the character of the wider area, in accordance with policy HOU8 and SPG10.
12. Being at the end of the terrace row and adjacent to an area of open space the extension would not result in any adverse neighbour amenity impacts in terms of loss of light, outlook or privacy.
13. The property does not benefit from off-road parking and the proposal would not have any parking / highways safety impacts as it would not generate the need for additional parking in accordance with policy TRA3a.
14. There would only be a small area of open space lost (a strip approx. 3m wide) with the majority being retained and together with the trees would assist in softening any potential impact of the development. In addition, the tree that has been removed would be replaced by a new amenity tree on the public open space. Given that the majority of the open space would be retained, together with the limited amount lost, in my view the visual impact on the immediate and wider area would not be readily discernible, and on balance would therefore be considered acceptable. In coming to this conclusion I have had regard to the fact that the property is owned by ABC Housing and the additional accommodation, including the ground floor bedroom and wet room, is required for the specific needs of the current occupants.

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 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

17. In light of the above assessment I am satisfied that the proposed development would comply with the requirements of Development Plan policy and Central Government guidance. I therefore recommend that planning permission is granted.

Recommendation

Permit

Subject to the following Conditions and Notes:

(with delegated authority to either the Strategic Development and Delivery Manager or the 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)

Commencement

1. Standard time condition
2. Replacement tree planting
3. Development in accordance with the approved plans
4. Development available for inspection

Note to Applicant

1. Working with the Applicant

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 20/01730/AS)

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