

Application Number	21/01290/AS	
Location	6 Pondmore Way, Ashford, Kent, TN25 4LU	
Grid Reference	99789/43785	
Parish Council	Central Ashford	
Ward	Repton Ward	
Application Description	First floor extension to existing garage.	
Applicant	Mr L Roberts, 6 Pondmore Way, Ashford, Kent, TN25 4LU	
Agent	Mr C Brian, CB Planning Agent, Silverwood, Stone Street, Westenhanger, Hythe, CT21 4HT	
Site Area	0.06 ha	
(a) 5/1R	(b) N/A	(c) N/A

Introduction

1. This application is reported to the Planning Committee because the applicant is a close relative to a staff member at the Council.

Site and Surroundings

2. The application site comprises a two-storey detached property within a residential cul de sac located on Pondmore Way, within the modern housing development of Orchard Heights. The vehicle access to the site runs to the north east of the application site which is a shared access for 5 other properties. The rear elevation of the application site backs onto Pondmore Way. The site is not within any designated areas.
3. The nearest properties are to the south west of the application site and their front gardens face the application site.



Figure 1- Site Location Plan

Proposal

4. The proposal seeks to extend the existing garage, which is located to the south west of the application site, in the form of a first floor extension to create home office space. The development includes the insertion of French doors into the west elevation as well as an internal staircase in the corner of the garage to access the new first floor area.
5. The brick work and roof tiles would closely match those of the existing garage.
6. During the course of assessing the application the development has been amended to address a concern raised by the case officer regarding the bulk and massing of the roof extension. A half hip has been introduced to both sides of the roof reducing the bulk and creating an improved visual relationship between the application site property and the properties to the south west of the site.



Figure 2- Existing East Elevation
(Front Elevation) and South Elevation

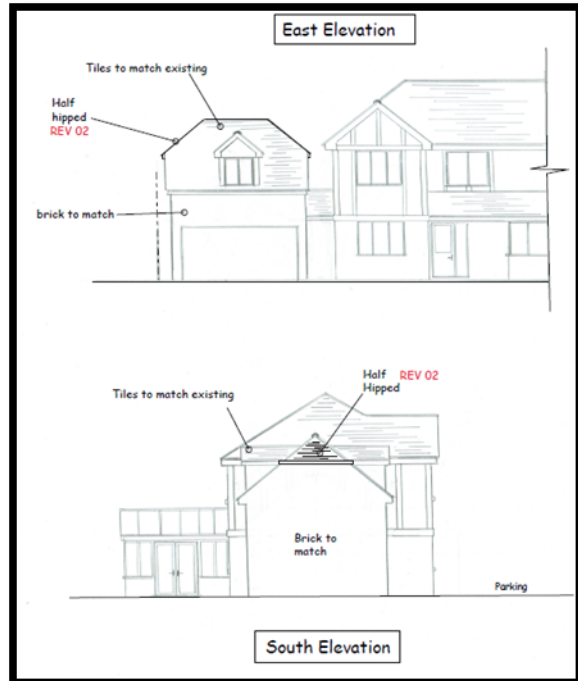


Figure 3- Proposed East Elevation
(Front Elevation) and South Elevation

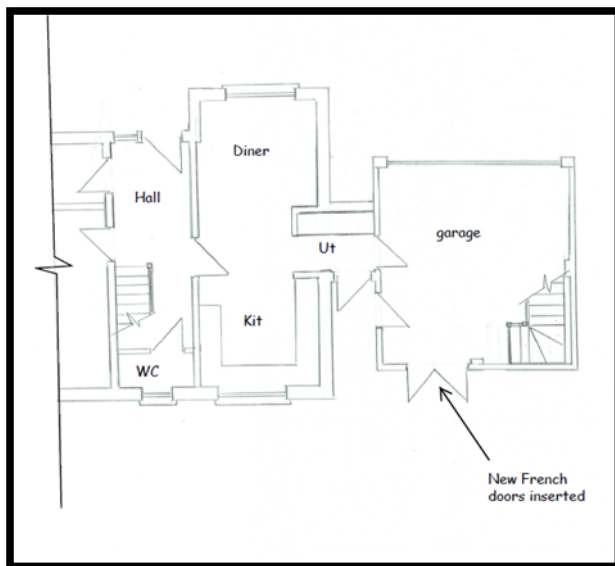


Figure 4- Proposed Ground Floor Plan

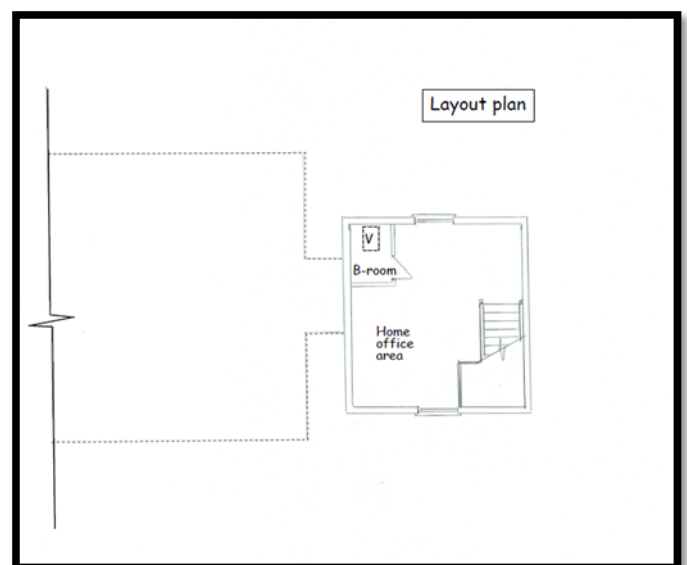


Figure 5- Proposed First Floor Plan

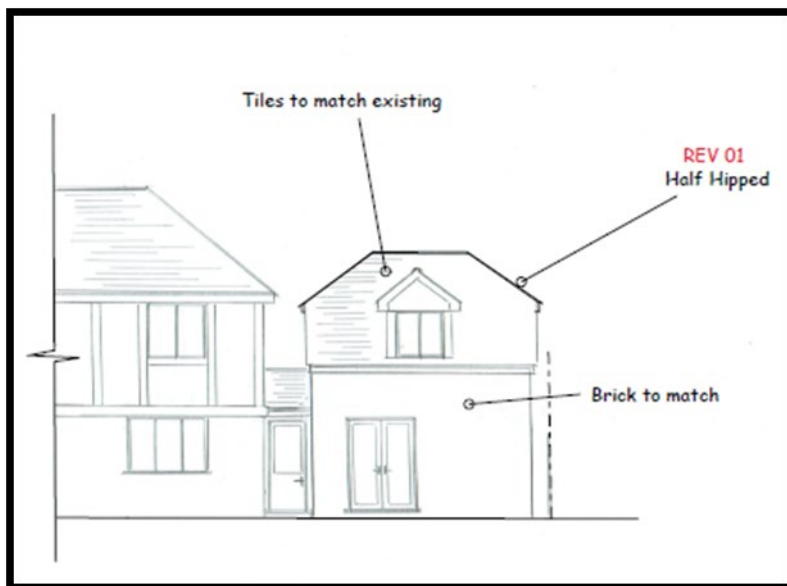


Figure 6- Proposed West Elevation



Figure 7- Proposed Block Plan

Planning History

7. The following is relevant relating to the application;-

DC	FA	16/01560/AS	Construction of two storey side extension	PERM	26/01/2017
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Consultations

Ward Member(s): Cllr Bernard Heyes and Cllr Matthew Forest; no comments received.

Neighbours: 5 neighbours consulted; one objection received making the following comment;

- The extension would severely cause a loss of all daylight to Nos. 7 & 8 Pondmore Way and it would encroach upon the properties.

Parish Council: N/A

Planning Policy

8. The Development Plan for Ashford Borough 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) as well as the Kent Minerals and Waste Early Partial Review (2020).

9. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Local Plan 2030 (adopted February 2019)

SP1 – Strategic Objectives
SP6 – Promoting High Quality Design
HOU8 – Residential Extensions

TRA3a- Parking Standards for Residential Development

10. The following are also material considerations to the determination of this application.

Supplementary Planning Guidance/Documents

Supplementary Planning Guidance Note 10 (Domestic Extensions in Urban and Rural Areas)

Residential Parking and Design Guidance SPD

Government Advice

National Planning Policy Framework (NPPF) 2021

11. 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 NPPF. The NPPF states 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:-
12. Paragraph 130, *Planning policies and decisions should ensure that developments:*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*

Assessment

13. The key issues for consideration are:
- Visual amenity
 - Residential amenity
 - Highway Safety

Visual amenity

14. The first floor extension sits below the main ridgeline of the existing property and the garage is set back from the frontage of the property. The roof has been designed sensitively with a half hip at both sides which reduces its overall bulk when viewed from public vantage points. The dormer windows would sit comfortably within the roof slope given that there would be gaps around the dormer windows. There will be a gap between the property and the garage on the first floor level and sufficient space is retained in front and behind the property which prevents an overdevelopment of the plot. The materials would closely match those of the existing garage, which is in keeping with local character of the area.

Residential amenity

15. One objection comment has been received from a neighbour about the loss of daylight and encroachment to No. 7 & 8 Pondmore Way. The front gardens at No. 7 & 8 are immediately adjacent to the existing garage which are not considered private amenity spaces. There would be approximately an 8 metre separation distance between the garage and the first floor windows at No. 7 which are the nearest neighbouring windows. Furthermore, the development would stand at 6 metres which is lower than the existing property, therefore there would not be any harm to the outlook from first floor windows at No. 7 and No. 8 nor overbearing development to any private amenity space.
16. There are no side windows to the side elevation and therefore I do not have any concerns about harmful overlooking. There would therefore be no harm to residential amenity.

Highway Safety

17. The internal staircase will take up part of one of the car spaces, however, there is ample external parking to serve the dwelling. Therefore, there would be no 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 development is acceptable in visual, residential amenity and highway safety terms. I therefore consider that the proposed development complies with the requirements of DP policy, Central Government guidance and the Council's SPG and therefore recommend the scheme for approval.

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 details of external materials specified in the application which shall not be varied.

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.

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.

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 applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- 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 //AS)

Contact Officer: Lewis Berry

Email: lewis.berry@ashford.gov.uk

Telephone: (01233) 330269