

Application Number	21/02093/AS	
Location	23 to 34 Little Chequers, Wye, Ashford, Kent, TN25 5DZ	
Grid Reference	05135/46593	
Parish Council	Wye with Hinxhill	
Ward	Wye with Hinxhill	
Application Description	Proposed Installation of External Wall Insulation With Brick-Effect Finish.	
Applicant	Ashford Borough Council	
Agent	Mr Nicholas Lawn, Goddeen Allen Lawn, The Old Dairy, Cherrybrook Road, Folkestone, CT20 3J0	
Site Area	399.00m ²	
(a) 52/-	(b) S	(c)

Introduction

1. This application is reported to the Planning Committee because the applicant is Ashford Borough Council, who also own the site.

Site and Surroundings

2. The application site consists three blocks of terraced flats located within the parish of Wye with Hinxhill on the road known as Little Chequers. The site falls within the North Downs Area of Outstanding Natural Beauty (AONB).

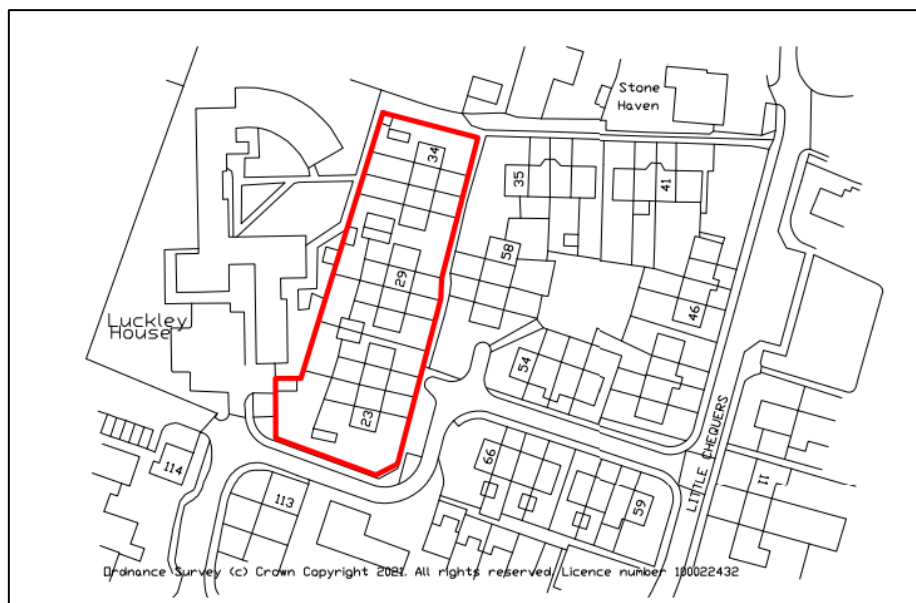


Figure 1 - Site Location Plan (1:1250)

Proposal

3. The application seeks planning permission for the following:
 - The installation external wall insulation with a yellow stock profile brick-effect finish.



Figure 2 – Proposed similar yellow stock profile brick slip



Figure 3 - Proposed elevations

Planning History

4. No recent relevant planning history.

Consultations

Wye with Hinxhill Parish Council: Supports this application.

Neighbours consulted: 52 consulted; no representations received.

Planning Policy

5. 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).

6. The relevant policies from the Development Plan relating to this application are as follows:-
7. SP1 – Strategic Objectives
SP6 – Promoting High Quality Design
ENV3b – Landscape Character and Design in the AONB

Supplementary Planning Guidance/Documents

Landscape Character Assessment SPD 2011

Kent Downs AONB Management Plan

Wye Neighbourhood Plan (adopted)

Policies WNP2, WNP8

National Planning Policy/Government Advice

National Planning Policy Framework (NPPF) 2021

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 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:-
9. The following sections of the NPPF are relevant to this application:-
 - 2. Achieving Sustainable Development

Assessment

10. The main issues for consideration are:
 - Visual Amenity

- Other considerations

Visual Amenity

11. The proposed changes are to replace the existing interlocking tiles with the installation of external wall insulation with a fair faced brick-effect finish. The existing front porch external materials to the principle elevation of no. 23-34 Little Chequers consist of light faced brickwork of a similar colour and style to that which is proposed. As a result the proposed external materials would be sympathetic to the existing character of the properties.
12. At present, there is visual inconsistency across no. 23-34 Little Chequers in regard to the style and colour of the existing interlocking tiles with no. 27-30 Little Chequers consisting of patches of lighter interlocking tiles in comparison to other properties within the application site. As a result, the proposed fair faced brick-effect finish across the properties, would not only provide elements of visual harmony to no. 23-34 Little Chequers but the external materials would assimilate better into the surrounding built form, given the prevalent brick-effect finish of the properties in the immediate vicinity of the application site.
13. Overall, the proposal would be in keeping with the character and appearance of the existing properties and the surrounding local character of the area. As a result, the proposal would not be of detriment to visual amenity.

Other Considerations

14. The proposed installation of external wall insulation would not only improve the living conditions of the residents residing within no. 23-34 Little Chequers, but the improved insulation and the resultant reduction heat loss would provide clear long-term environmentally sustainable benefits.

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. The development is acceptable in terms of visual amenity with clear environmental benefits. I therefore consider that the proposed development complies with the requirements of the Development Plan and therefore recommend that planning permission is granted.

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.

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.

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.

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 21/02093/AS)

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