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| Application Number | 21/02094/AS | |
| Location | 21 to 34 Newtown Green, Ashford, Kent, TN24 0PE | |
| Grid Reference | | |
| Parish Council | South Willesborough & Newtown | |
| Ward | Aylesford & East Stour | |
| Application Description | Reconfiguration of Entrance Doorways for Disabled Access and Replacement of External Tile Hanging With Cladding. | |
| Applicant | Ashford Borough Council | |
| Agent | Godden Allen Lawn, The Old Dairy, Cherrybrook Road, Folkestone, CT20 3JX | |
| Site Area | 0.11ha | |
| (a) 31/- | (b) - | (c) - |

Introduction

1. This application is reported to the Planning Committee because Ashford Borough Council are the owners of the site.

Site and Surroundings

2. The application site comprises a terraced row of two storey dwellings set on the south eastern side of Newton Road within the urban area of Ashford.
3. Existing part fair faced brickwork and part clay plain tile hanging, painted timber entrance door and bin store door and a concrete slab hard standing ramp with painted metal handrails.

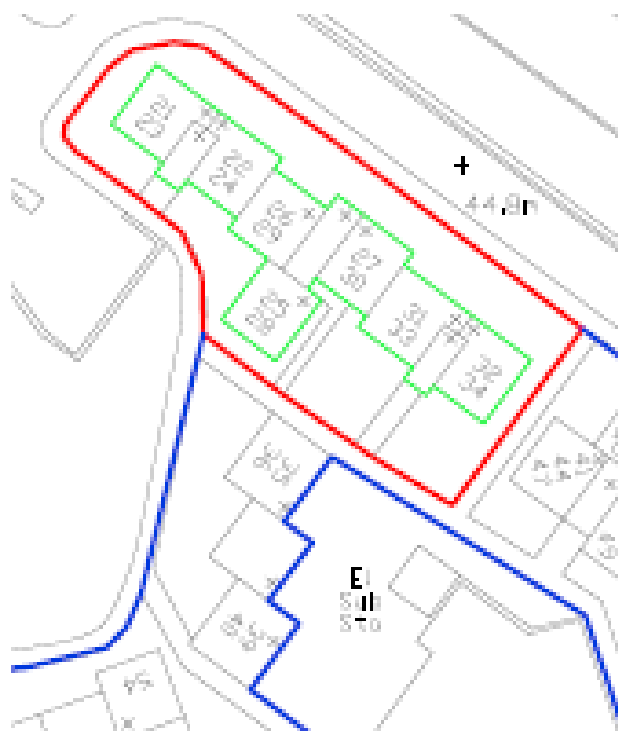


Figure 1 - Site Location Plan



Figure 2 - Existing north east elevation



Figure 3 - Existing north east entrance on Newton Road



Figure 4 - Existing south west elevation

Proposal

4. Full planning permission is sought to replace the existing clay plain tile hanging with fibre cement weatherboard.
5. Fair faced brickwork retained.
6. Painted timber entrance door and bin store door to be replaced with new painted timber entrance door and side lights fitted with double glazed units on three entrances.
7. Concrete slab hard standing to ramp with painted metal handrails to be replaced with concrete ramp with new painted or powder coated metal

handrails on Newton Road (north east) elevation. New brick upstand to match the existing brickwork.

8. The changes to each elevation are detailed below:



Figure 5 - Proposed north east elevation



Figure 6 - Proposed south west elevation



Figure 7 - Proposed south east elevation



Figure 8 - Proposed north west elevation

Planning History

9. There is no planning history relevant relating to the application.

Consultations

10. **31 neighbours consulted:** No comments received to date.

Planning Policy

11. 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).
12. The relevant policies from the Development Plan relating to this application are as follows:-
- SP1 – Strategic Objectives**
SP6 – Promoting High Quality Design
13. The following are also material considerations to the determination of this application.

Government Advice

National Planning Policy Framework (NPPF) 2021

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:-

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

Assessment

14. The main issue for consideration is:

15. Visual Amenity

Visual Amenity

16. The proposed changes are to modernise the external façade and would result in improved long-term durability of the building to enable it to continue to function. The replacement of clay tiles with fibre cement weatherboarding would provide a robust and long term cladding system that would be easier to maintain.

17. The proposed replacement of timber windows and doors with painted timber double glazed units would enhance the building, which would not result in a significant change visually from the current appearance.

18. The other associated works to improve the ramped access to the building would have a positive impact on the overall appearance of the building and its usability and function.

19. As a whole, the works would accord with the character of the wider locality and the development would not be harmful to visual amenity.

20. The proposal raises no other issues.

Human Rights Issues

21. 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

22. 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

23. The proposal would ensure the long-term durability of the building to enable it to continue to function as housing to the benefit of the wider community. There would be no harmful visual impact as a result of the proposal and it would have a positive impact on the overall appearance of the building and the character of the wider locality. I therefore recommend that planning permission is granted.

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. Implementation within 3 years
2. Approved plans
3. Available for inspection
4. Materials to be approved

Note to Applicant

1. 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 21/02094/AS)

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