

<b>Application Number</b>	22/00655/AS	
<b>Location</b>	15 Hillcrest Close, Kennington, Ashford, Kent, TN24 9QT	
<b>Grid Reference</b>	02444 / 44748	
<b>Parish Council</b>	Kennington (Community Council)	
<b>Ward</b>	Kennington Ward	
<b>Application Description</b>	Proposed 2 storey rear and front extensions	
<b>Applicant</b>	Mr Watts, 15 Hillcrest Close, Kennington, Ashford, Kent, TN24 9QT	
<b>Agent</b>	N/A	
<b>Site Area</b>	0.06 ha	
(a) 6/-	(b) X	(c)

## Introduction

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

## Site and Surroundings

2. The application site comprises a two-storey semi-detached dwelling located on Hillcrest Close. The dwelling is set back from the road by approximately 12 metres which is the general arrangement of most of the properties located on Hillcrest Close. The site is not within any designated areas.



**Figure 1- Site Location Plan**

## **Proposal**

3. The proposal seeks full planning permission for a two storey front and two storey rear extension. The materials would be brick and tile to match the existing dwelling. It is worth mentioning that a similar scheme at this site was brought to committee on 16<sup>th</sup> February 2022 under reference number 21/01970/AS due to the applicant being a relative to a staff member and was approved (see Planning History).

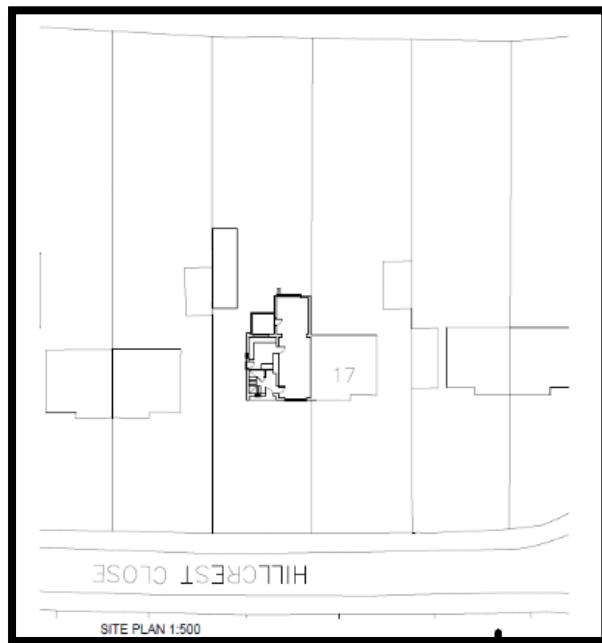


Figure 2- Existing Site Plan

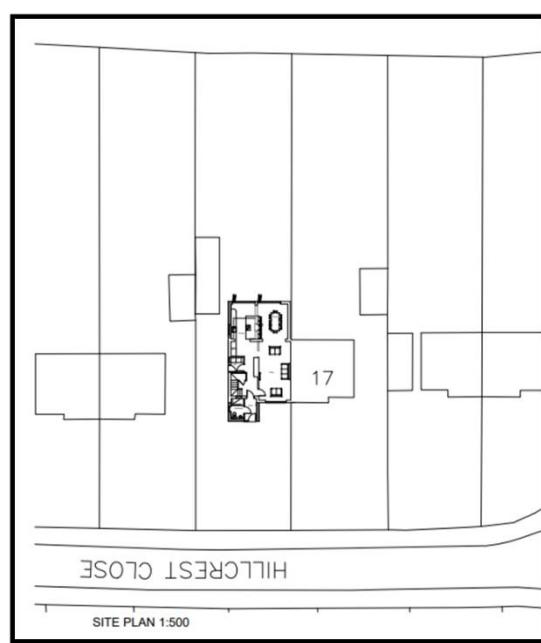


Figure 3- Proposed Site Plan

## Planning History

4. The following is relevant relating to the application:-

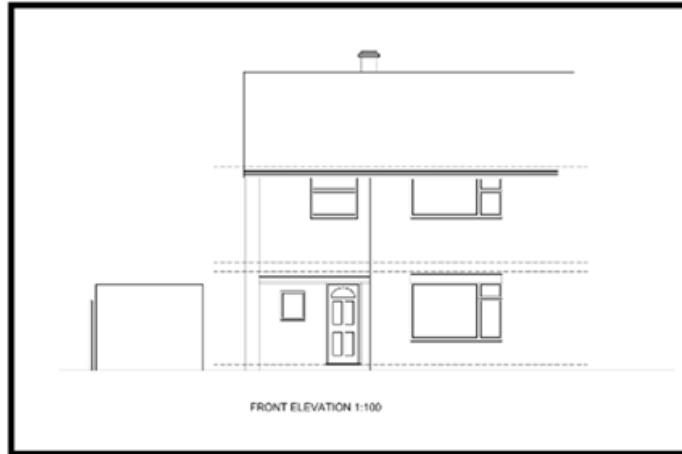
DC FA 21/01970/AS Proposed 2 storey rear and PERM front extensions 02/03/2022

Figure 4- Existing Rear Elevation



Figure 5- Proposed Rear Elevation





**Figure 6- Existing Front Elevation**



**Figure 7- Proposed Front Elevation**

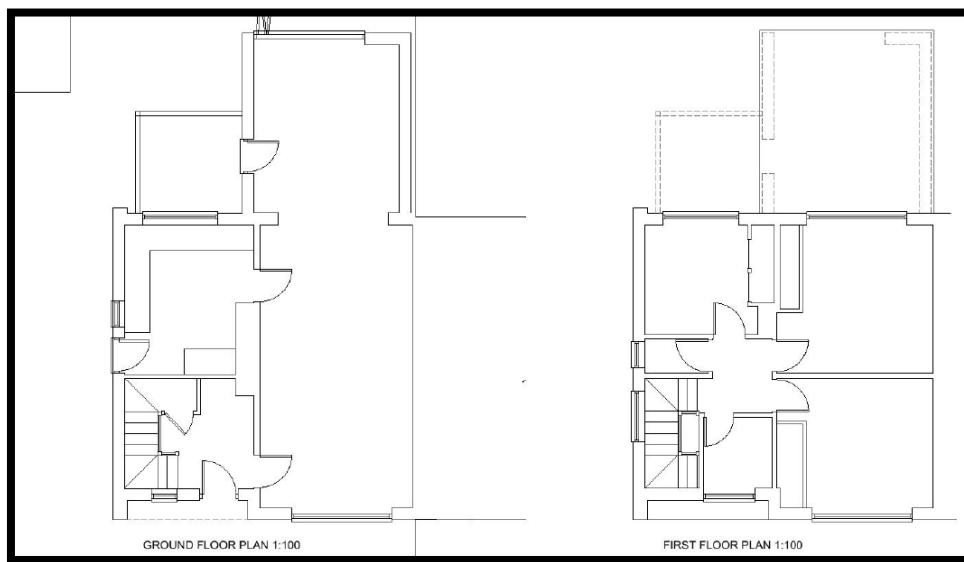


**Figure 7- Existing Side Elevation**

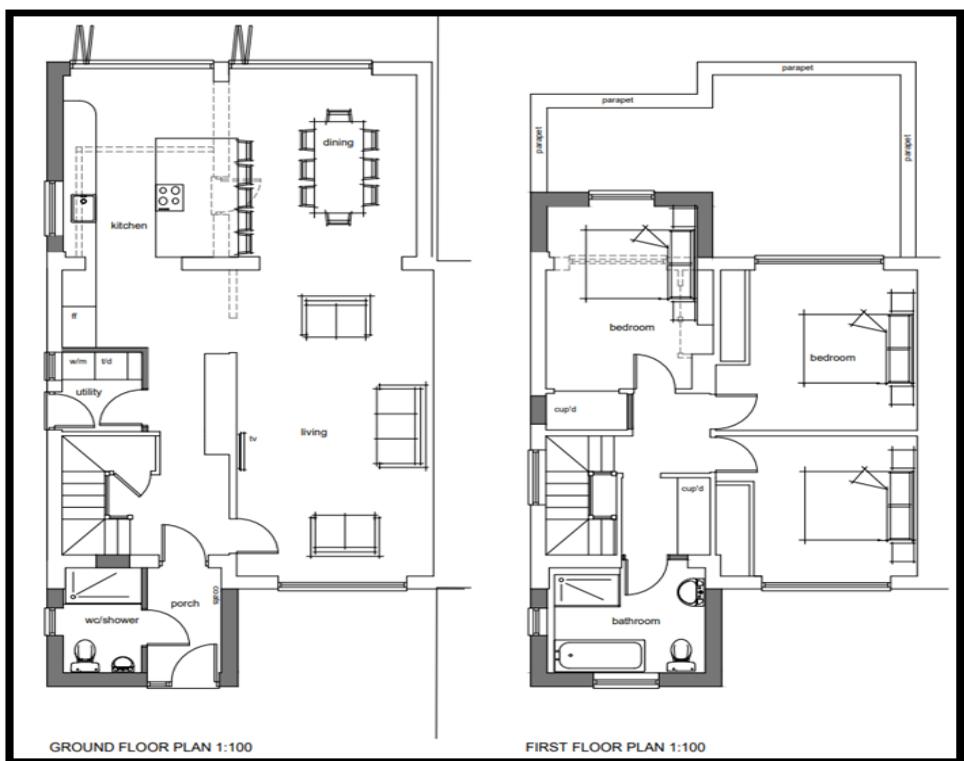


**Figure 8- Proposed Side Elevation**

**Figure 9- Existing Ground Floor Plan**



**Figure 10- Proposed Ground Floor Plan**



## Consultations

**Ward Member(s):** Is a member of the Planning Committee.

**Kennington Community Council:** No representation received.

**6 Neighbours:** 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), The Egerton Neighbourhood Plan 2022 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:-

Ashford Local Plan 2030 (adopted February 2019)

SP1 – Strategic Objectives

SP6 – Promoting High Quality Design

HOU8 – Residential Extensions

TRA3a- Parking Standards for Residential Development

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

### Supplementary Planning Guidance/Documents

Residential Parking and Design SPD

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

## **Government Advice**

### National Planning Policy Framework (NPFF) 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:-

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;

## **Assessment**

9. The key issues for consideration are:

- Background
- Visual amenity
- Residential amenity
- Highway Safety

### **Background**

10. There is an extant permission for a two-storey front extension and a two rear extension. The scheme current scheme seeks to reduce the height of the rear single storey extension by approximately 0.3 metres from that previously approved. The first floor part of the two storey rear extension will have a depth of 2 metres which is approximately 0.7 metres greater than what was approved under 21/01970/AS.

### **Visual amenity**

11. The front extension extends by approximately 2 metres and it would sit below the ridge height of the existing dwelling. The roof is hipped on all sides and the materials are to match the existing dwelling and those other properties along Hillcrest Close. The extension is set well back in relation to the road

which softens the appearance of the extension and further reduces its impact on the street scene. It is also worth noting that there is an example of an almost identical extension, as well as a large number of single storey front extensions, in the vicinity of the site.

12. The two storey rear extension sits adjacent to the existing single storey rear extension. The first floor part of the extension extends by approximately 2 metres and the ground floor part extends by approximately 4 metres. The ridge height would remain lower than the existing dwelling and is an appropriate and visually subordinate addition that is not readily visible from any public vantage points.
11. In light of the above the proposal is acceptable in visual amenity terms.

### **Residential amenity**

13. No neighbour representations have been received in relation to this proposal. The front and rear extensions as a result of their size, design and siting would not give rise to any unacceptable harm in terms of appearing overbearing or resulting in overlooking of neighbouring dwellings. Despite the 0.7 metre increase in the depth of the first floor extension from that approved under 21/01970/AS, it would not give rise to any unacceptable loss of daylight.
14. The proposal is acceptable in respect of its impact upon the residential amenity of neighbours.

### **Highway Safety**

15. The proposed development would not generate the need for any additional off-road parking as there would be no increase in the number of bedrooms.

## **Human Rights Issues**

16. 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

17. In accordance with paragraph 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

18. The development is acceptable in visual, residential amenity and highway safety terms. The proposed development complies with the Development Plan, Central Government guidance and the Council's SPG and does not give rise to any unacceptable harm. I 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 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 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 //AS)

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