

Application Number	22/00673/AS	
Location	383 Hythe Road, Willesborough, Ashford, TN24 0QF	
Grid Reference	03041/42062	
Parish Council	N/A	
Ward	Willesborough Ward	
Application Description	Proposed Ground Floor Rear Extension and vehicular crossover with hardstanding.	
Applicant	Mr A Arora, 383 Hythe Road, Willesborough, Ashford	
Agent	ArorasPractice Ltd, 383 Hythe Road, Willesborough, Ashford	
Site Area	0.09 ha	
(a) 5/1R	(b) N/A	(c) KHS – no objection

Introduction

1. This application is reported to the Planning Committee at the request of ward member, Cllr Wright.

Site and Surroundings

2. The application site comprises a two storey detached dwelling within Ashford. The property is dual fronted with fully hipped roofs to either side and a single storey side lean-to extension. The prevailing character of the street scene is one of a mix of single storey and two storey dwellings. There is currently off road parking for 3-4 vehicles.

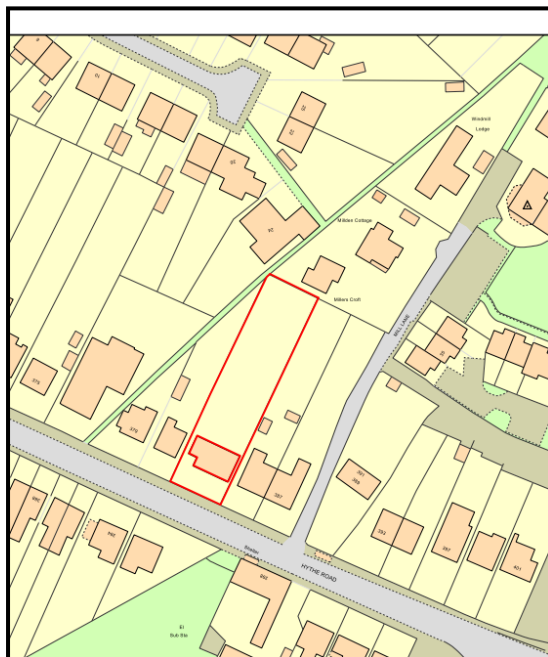


Figure 1 - site location plan

Proposal

3. As description. This application follows a recently refused scheme which included, alongside the single storey rear extension, a first floor side extension and a detached outbuilding. This application is purely for a single storey rear extension of exactly the same proportions as the previous submission.
4. The previous application was refused for two reasons as below:
 - 1) The proposed extensions by virtue of their massing, form and design would fail to represent well-proportioned additions to the existing dwelling. As such the extensions would result in a poorly proportioned and unsympathetic form of development which would cause harm to the visual amenity of the locality.
 - 2) The proposed first floor side extension by virtue of its proximity to the neighbour at No 381 would result in harm to residential amenity as a result of overbearing development.
5. The existing ground floor plan provides two reception rooms, a kitchen, dining room and bathroom. The proposed plans show the change from one of the reception rooms to a bedroom, study, wet room, utility, storage with the extension providing an open plan kitchen, dining room and lounge in an L shape. The extension would project 10.5m from the rear of the existing dwelling and have a width of 12m. The extension would have a pitched roof. Floor plans and elevations are set out in figures 2-5 below:

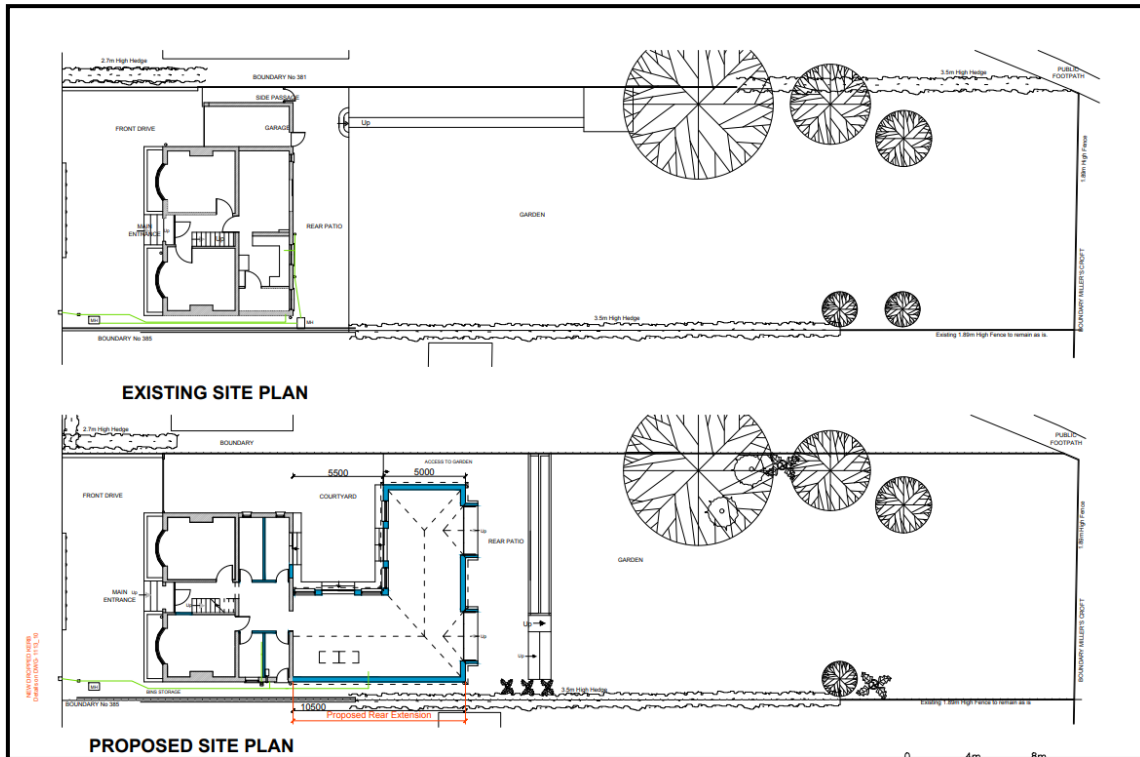


Figure 2 - Existing & Proposed Site Plans

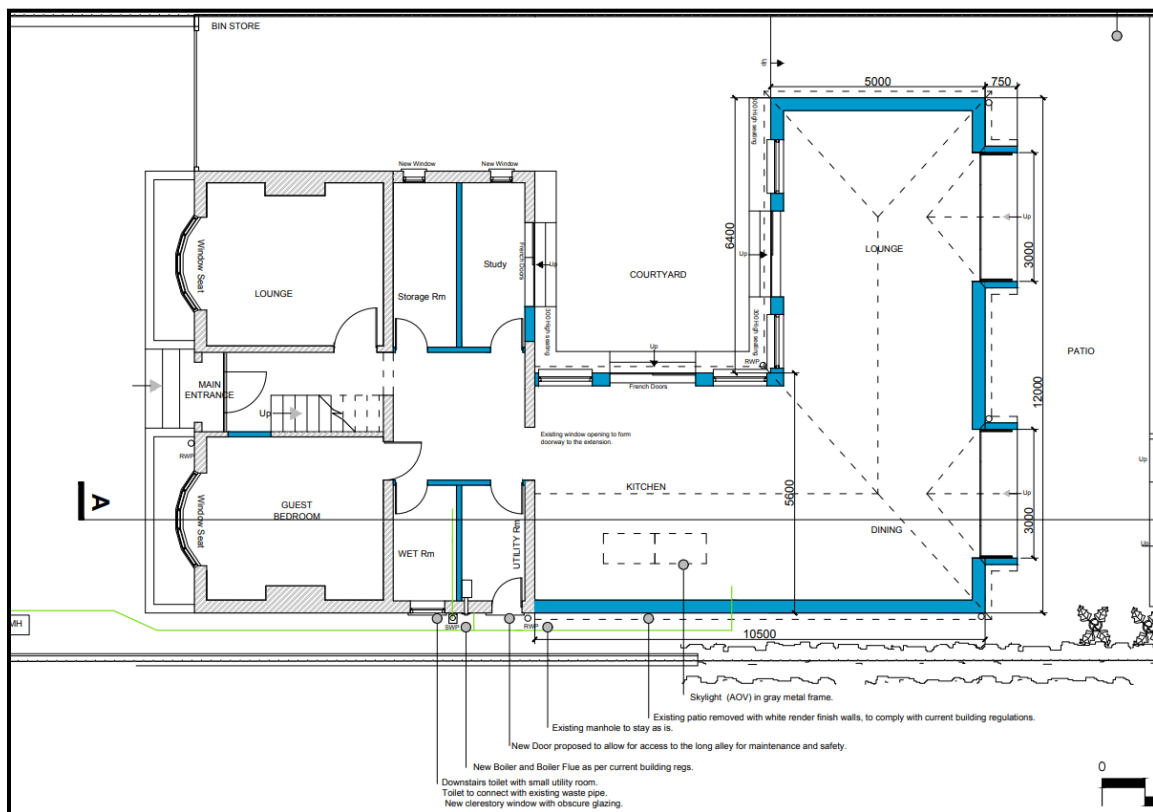


Figure 3 - Proposed Ground Floor Plan (blue area denotes extension)

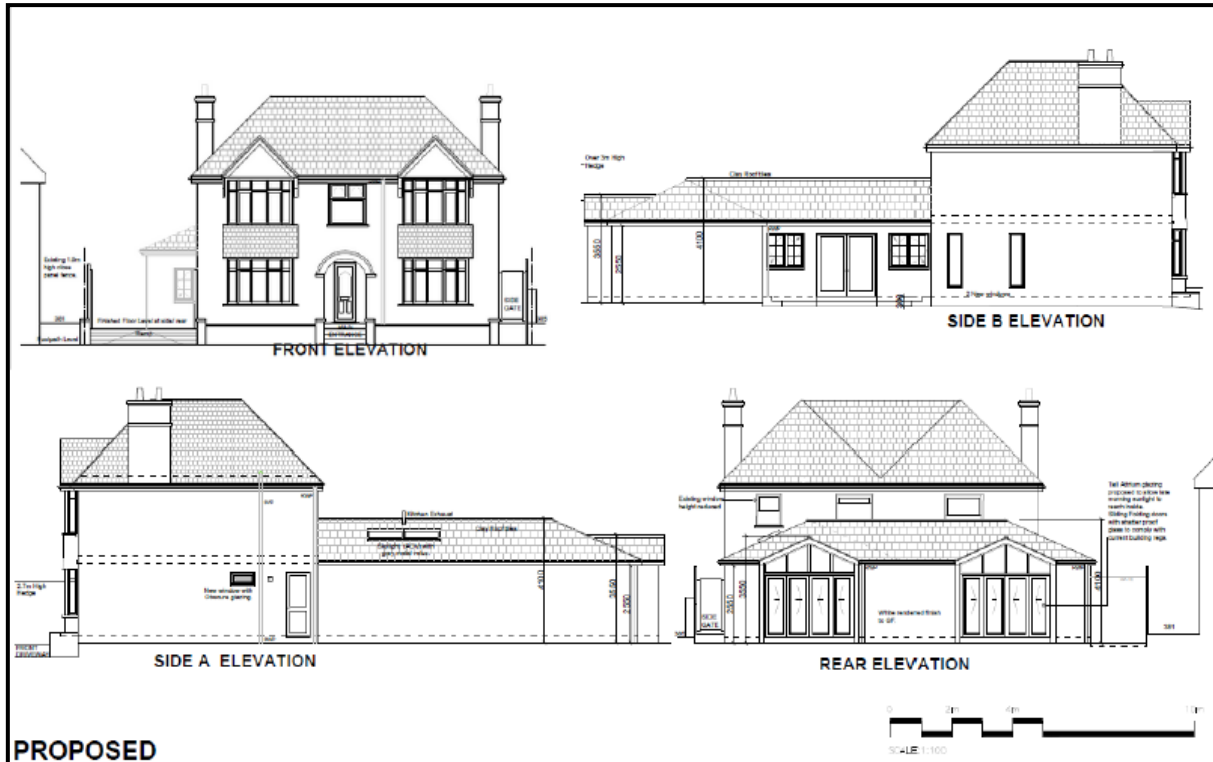


Figure 4 - Proposed Elevations



Figure 5 - Existing/Proposed Front Elevations for Comparison

6. In support of the application, in the Design & Access Statement, the applicants note that the house does not provide adequate living space on the ground floor, and the larger kitchen/diner/living room is urgently needed for the whole family to be together with a larger kitchen area with space for a larger dining table to seat the large family and a living space.

Planning History

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

21/00012/AS - Proposed Ground Floor Rear Extension, Loft conversion. Demolish existing garage. Proposed First Floor Side Extension with car port. Detached home office building. Proposed vehicle crossover – Refused 9th February 2021.

Consultations

Ward Members: Cllr Wright has requested the committee determine the application. No comments have been received from Cllr Campkin.

Kent Highways: no objection

Neighbours: 5 neighbours consulted; one letter of objection received from 385 Hythe Road stating concerns:

- Concern of impacting light/casting shadow; one metre of boundary and cooking smells; footprint is excessive at over 10m long; not in keeping with properties in the area; car parking accommodates 4 vehicles; large structure built in the garden & one being constructed; would devalue property (*Officer comment: property valuations are not a material planning consideration; the garden structures are not for consideration in this application*)

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), 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).

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

9. 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 (NPPF) 2021

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 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;

National Planning Policy Guidance (NPPG)

Assessment

11. The key issues for consideration are:
- Principle

- Visual amenity
- Residential amenity
- Highway Safety

Principle

12. The above related policies and SPD guidance relate to the need for the highest quality of design. It is a requirement that proposed extensions are designed in a manner which is sensitive to the size, scale and materials of the main dwelling, does not cause harm to the character and appearance of the area and does not cause material harm to residential amenity.

Visual Amenity

13. Expanding further to the policy, Supplementary Planning Guidance Note 10 accepts the principle of extensions to dwellings within suburban locations, providing the extension is subordinate, well designed and that the resulting dwelling would be well proportioned and would not result in a visually intrusive building within a street scene or over a wider area.
14. As stated above the earlier application was refused for two reasons both visual amenity (for all forms of the development) and residential amenity (due to the first floor extension element). Whilst the first floor side extension is now no longer for consideration, the single storey rear extension is exactly the same as in the earlier application. As before, the single storey rear extension is designed in an L-shaped form incorporating a courtyard to the side gap. The existing footprint of the dwelling is 80 square metres. Again this extension would more than double the existing footprint of the dwelling by adding a further 98 square metres and in itself provides a massing, form and design which would be out of scale with and would not sit comfortably on the existing dwelling, resulting in an unbalancing of the existing form, adding an unacceptable degree of sprawling development. The resultant poorly proportioned dwelling would be detrimental to the visual amenity of the area. Whilst the extension is to the rear, and therefore not readily visible from the public realm, this does not justify allowing what is an otherwise unacceptable form of development.

Residential Amenity

15. Whilst the previous application was refused in part due to harm to residential amenity this was as a result of the first floor side extension. The eaves height of the single storey extension will be 2.5m. There is a part wall/part fence with

trees/hedging along the boundary with the neighbour at No 385 and the roof will slope away from this particular neighbour. Additionally other than a high level skylight, no windows are proposed on this side elevation. Whilst I note the concerns raised by the objector, in light of the above, and given the single storey nature of the rear extension, I am satisfied that there would be no unacceptable harm caused to the residential amenity of neighbouring dwellings that would warrant the refusal of the application.

Highway Safety

16. There is sufficient off-road parking to serve the property in its extended form. The application also proposes a new vehicle crossover, for a driveway that already has an access point onto the highway at this location. Whilst no visibility splays have been provided, Kent Highways are satisfied that the required splays will only cross land under the control of KCC, as the Local Highway Authority. In addition there are on street parking controls at this location which further ensure good visibility when exiting the proposed vehicle crossover. As such there is no objection to the altered access. I am therefore satisfied that there would be no harm to highway safety as a result of the development.

Human Rights Issues

17. 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

18. 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

19. The proposed development is considered unacceptable by virtue of its design, scale and mass resulting in an unsympathetic and incongruous form of development that fails to respect the character and appearance of the existing

dwelling and be harmful to visual amenity. The proposal is acceptable in terms of residential amenity and highway safety. The proposal is considered to be contrary to the provisions of the Development Plan, the NPPF and SPG10 and it is recommended the application is refused.

Recommendation

Refuse

on the following grounds:

The proposed development would be contrary to policies SP1, SP6 and HOU8 of the Local Plan to 2030 and to the Council's Supplementary Planning Guidance SPG10 Domestic Extensions in Urban and Rural Areas and to Government Guidance contained in the NPPF and is therefore considered development harmful to interests of acknowledged planning importance for the following reasons:

1) The proposed single storey rear extension by virtue of its massing, form and design would fail to represent a modest, sympathetically designed and well proportioned addition to the existing dwelling. As such the extension would result in a poorly proportioned and incongruous form of development which would cause harm to the character and appearance of the dwelling itself and in turn to visual amenity.

Note to Applicant

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;

- 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 22/00673/AS)

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