

Application Number:	PA/2022/2696
Location	72, Meadowbrook Road, Kennington, TN24 9AZ
Grid Reference	60160/14485
Parish Council	Kennington
Ward	Brockhanger
Application Description	Proposed Vehicular crossover
Applicant	Mrs Monica Hutanu
Agent	N/A
Site Area	N/A

Introduction

1. This application is reported to the Planning Committee as the applicant is an Ashford Borough Council staff member.

Site and Surroundings

2. The application site comprises a semi-detached bungalow fronting Meadowbrook Road, an unclassified single carriageway. The surrounding area is residential, characterised by similarly designed single-storey residential properties. There are a number of dropped kerbs serving properties in the locality, with front gardens and low boundary walls. The site is not located in any designated areas.



Figure 1- Site location Plan

Proposal

3. The application seeks planning permission for the creation of a dropped kerb to serve the existing hardstanding.



Figure 2- Proposed Block Plan

Planning History

No relevant planning history.

Consultations

Ward Member(s): no representations received.

Parish Council: no representations received.

5 neighbours: 1 comment received stating that they have no objections.

Planning Policy

4. 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).

5. 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

TRA3(a)- Parking Standards for Residential Development

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

Supplementary Planning Guidance/Documents

Residential Parking and Design SPD 2010

Village Design Statements

N/A

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:
- Paragraph 110- In assessing specific applications for development, it should be ensured that:
 - b) safe and suitable access to the site can be achieved for all users;
- Paragraph 130- Planning policies and decisions should ensure that developments:
 - 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

users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Assessment

7. The main issues for consideration are:

- Impact on amenity
- Highway safety

Impact on amenity

8. The proposed vehicular crossover would be approximately 5.4m in width and allow access to Meadowbrook Road from an existing dwelling. The frontage of the existing dwelling is covered in block paving without a garden or low boundary wall. The proposed crossover will allow access to this hardstanding. There are existing properties in the immediate and wider area that already benefit from dropped kerbs. The proposed vehicular crossover is therefore compatible with the existing character of the area.
9. Given the nature of the proposal it would cause no harm to the residential amenity of adjoining occupants. As such, the creation of new vehicular access is considered acceptable.

Highway safety

10. Meadowbrook Road is an unclassified single carriageway. The crossover would measure approximately 5.4m in width. Adequate visibility splays could be achieved on either side of the access. Although the creation of the access would remove street parking, it is not considered that it would cause an undue harm to the highway safety. Overall it is considered that it is acceptable in regards to highways impact and would therefore comply with paragraph 110 of the NPPF.

Human Rights Issues

11. 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

12. 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

13. The proposed creation of a vehicular access is considered acceptable and would not cause harm to the character and appearance of the street scene. It is considered acceptable in terms of impact on residential amenity and highway safety. It is therefore recommended that the application is approved.

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. 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 hereby permitted shall be carried out in accordance with the following approved plans and documents:

Title	Description	Date
Block Plan	Block Plan	8 December 2022
Location Plan		19 October 2022

Reason: For the avoidance of doubt and in the interests of proper planning.

3. 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.

4. The means of access shall be completed in accordance with the hereby approved plans prior to first use and the access shall thereafter be maintained.

Reason: In the interests of highway safety.

Note to Applicant

Working with the Applicant

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)

Contact Officer: Elizabeth Wise
Email: Elizabeth.wise@ashford.gov.uk
Telephone: (01233) 330 360