

Application Number	PA/2023/0320	
Location	2 Fairview Villas, Bethersden Road, Smarden, TN27 8QT	
Parish Council	Smarden	
Ward	Weald North	
Application Description	Demolition of existing conservatory. Construction of single storey side extension with new external door and windows.	
Applicant	Mr D Doling	
Agent	Mr Simon Hoyle, Coronation Villa, Bethersden Road, SMARDEN, TN27 8QT	
(a) 4/-	(b) X	(c) -

Introduction

1. This application is reported to the Planning Committee because the agent's spouse is an employee of the Council.

Site and Surroundings

2. The application site comprises a semi-detached two-storey dwelling fronting Bethersden Road, which is a C classified road. The application is outside of the built confines of Smarden and in the open countryside. The site is not located in any designated areas (i.e. AONB or conservation area).

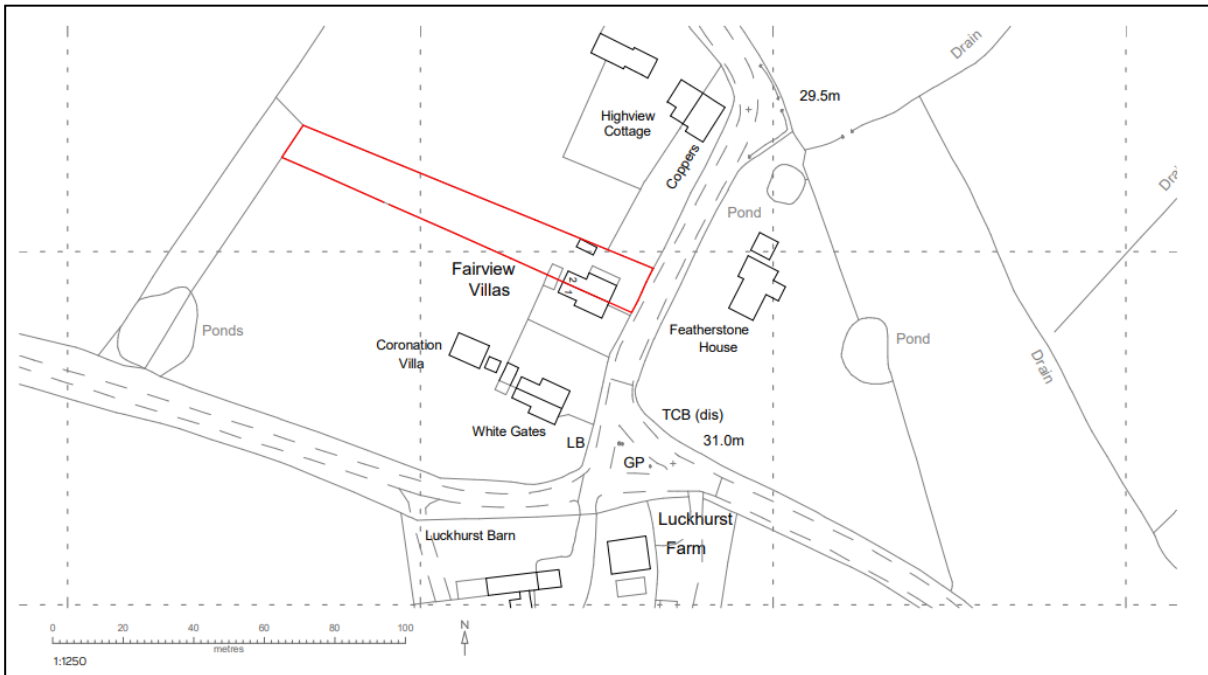


Figure 1: Site Location Plan

Proposal

3. This application seeks planning permission for the demolition of an existing conservatory and the erection of a single storey side extension.



Figure 2 Existing and Proposed Elevations



Figure 3: 3D Proposed Elevations

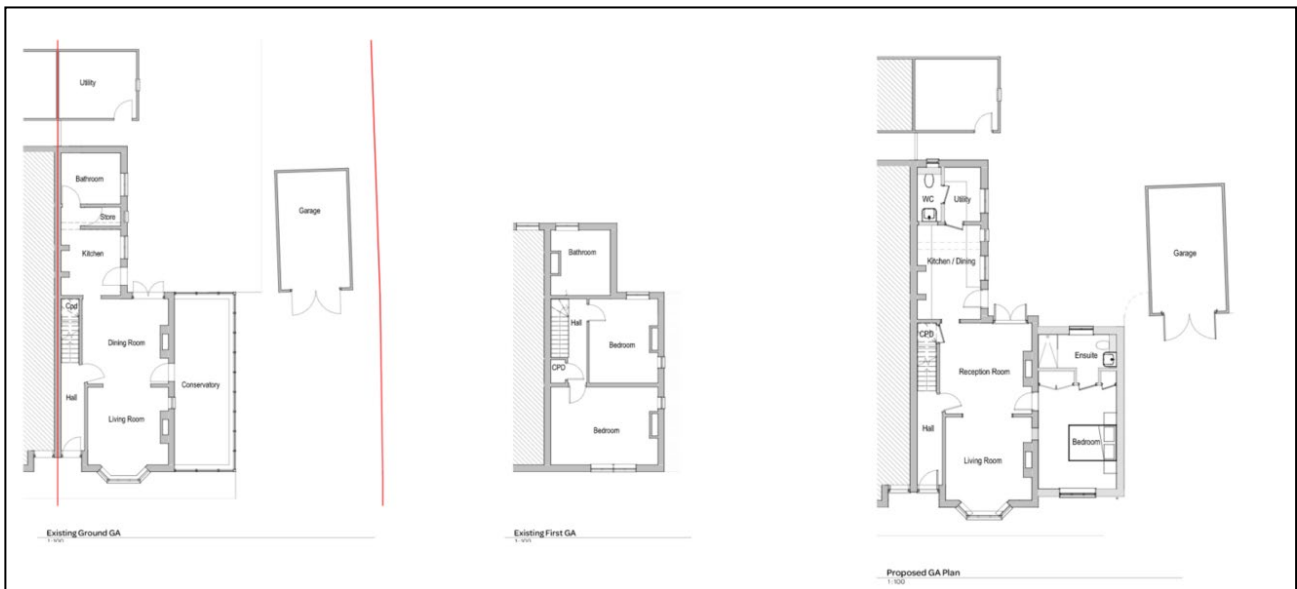


Figure 4 Existing and Proposed Floor Plans

Planning History

4. No relevant Planning History relating to the site.

Consultations

Ward Member: Is a member of the Planning Committee.

Smarden Parish Council: No objection.

Neighbours: 4 Consulted. No letters of representation 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)

SP6 – Promoting High Quality Design
TRA3(a)- Parking Standards for Residential Development
HOU8- Residential Extensions
ENV3a- Landscape Character and Design

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

Supplementary Planning Guidance/Documents

Domestic Extensions in Urban & Rural Areas SPG10

Landscape Character Assessment SPD 2011

Residential Parking and Design SPD 2010

Village Design Statements

Smarden Village Design Statement

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.

Assessment

8. The main issues for consideration are:

- Visual amenity
- Residential amenity
- Highway safety

Visual Amenity

9. The proposed single storey side extension, would as a result of its size, bulk, mass, design and appearance, appear as sympathetic and subordinate addition to the main property. The proposed materials of the extension will match the existing dwelling, using red brick and concrete roof tiles. Therefore, I am satisfied that the proposed extension will be acceptable in visual terms.

Residential Amenity

10. Due to the single-storey nature of the extension, the limited scale of the proposal and its siting to the side, the proposal would not result in any overlooking or overbearing impact and as such would not cause any harm to residential amenity.

Highway Safety

11. The existing dwelling is a two-bed property and the proposed works will alter this to a three-bed, therefore in accordance with Policy TRA3a, no additional parking space is required. Also the proposed extension would not displace any existing off street parking. Therefore, I am satisfied that the proposal will not cause any harm in highway safety terms.

Human Rights Issues

12. 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

13. 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

14. In light of the above the proposal fully accords with the Development Plan without causing any unacceptable harm and as such I 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 Planning Applications & Building Control 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
3D Elevations	2700 P1	17 February 2023
Proposed Ground Floor Plan	1100 P1	17 February 2023
Proposed Elevations	2100 P	17 February 2023
Existing Ground Plan	1900 P1	17 February 2023
Location Plan	1000 P1	17 February 2023
Site Block Plan	1001 P1	17 February 2023
Existing Elevations	2900 P1	17 February 2023

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

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 the visual amenity of the locality

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.

5. Upon completion of the development 1 water butt that is connected to/served by a rainwater downpipe shall be installed and thereafter retained.

Reason: In the interests of mitigating climate change

Note to Applicant

Working with the Applicant

1. 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 //AS)

Contact Officer: Charlotte Giles
Email: Charlotte.Giles@ashford.gov.uk
Telephone: (01233) 330 256