

Application Number	PA/2023/0888
Location	Willow Trees, Pluckley Road, Smarden, TN27 8ND
Grid Reference	Easting (x) 588432 / Northing (y) 142533
Parish Council	Smarden
Ward	Weald Central
Application Description	Proposed demolition of existing porch and erection of front and side extension with dormers to form rooms in the roof.
Applicant	Mr & Mrs A & H Arlott
Agent	Mr Simon Hoyle
Site Area	0.064 Hectares

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 is located at the end of an access way which leads off the northern side of Pluckley Road, within the built confines of Smarden. The site forms part of the Beult Valley Farmlands landscape character area and abuts the Smarden Conservation Area which is to the west and north of the site. A Public Right of Way (number AW191) also runs along the entire western boundary of the application site and forms an important connection between a large public recreation area and the rest of Smarden.
3. The site comprises a detached one and a half storey / two storey high dwelling, with associated amenity space provision and parking at the front. To the south east of the site there is 'Little Jubilee' which is a one and a half / two storey dwelling. The two properties have adjoining garaging. Both the application site and 'Little Jubilee' are accessed via the access way off Pluckley Road which runs alongside and also provides access to Magnolia Cottage to the south of the application site.

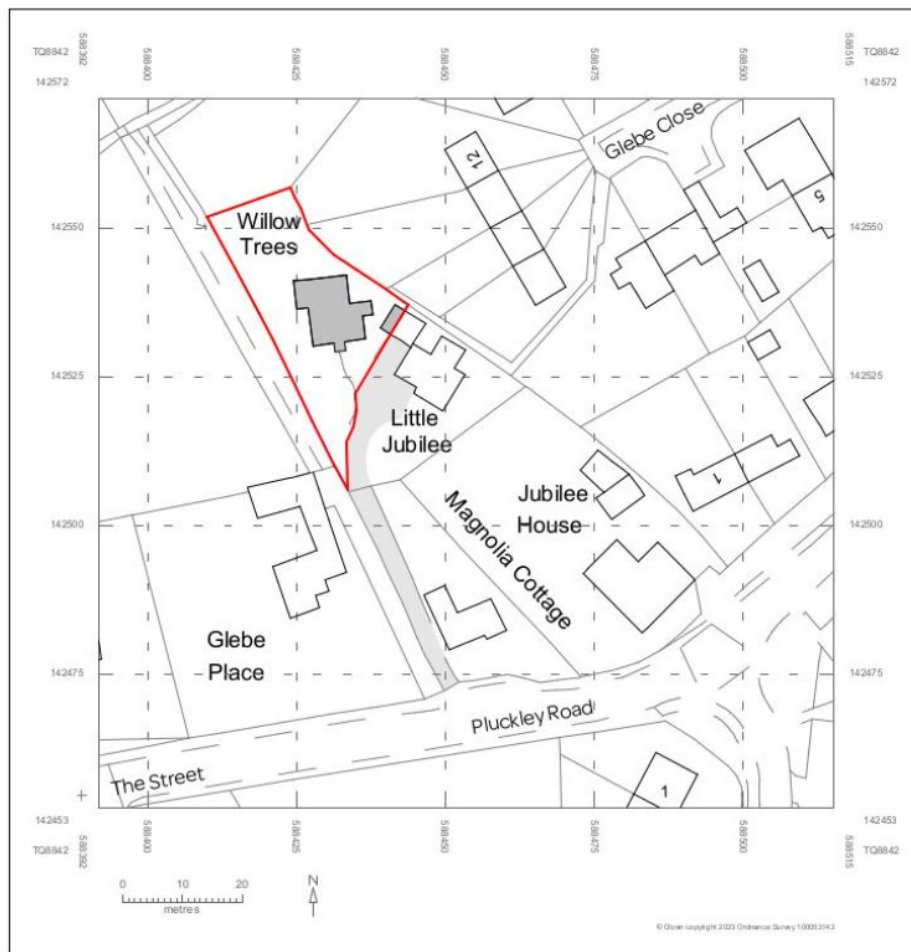


Figure 1: Site Location Plan

Proposal

4. This application seeks planning permission for the demolition of the existing porch and the erection of a front and side extension with dormers to form rooms in the roof. The proposed front extension would be approximately 4m deep with a sizable new roof, and would contain dormer window extensions within the flank roofslopes of the front extension. The proposal would also include the addition of a 2.7m wide gable roofed side extension, with additional dormer window extensions in the front and rear roofslopes of the said side extension. In addition to this the scheme would add another dormer window extension in the existing front roof slope to the east of the proposed front extension.



Figure 2: Existing and Proposed East & West Elevations



Figure 3: Existing and Proposed North & South Elevations

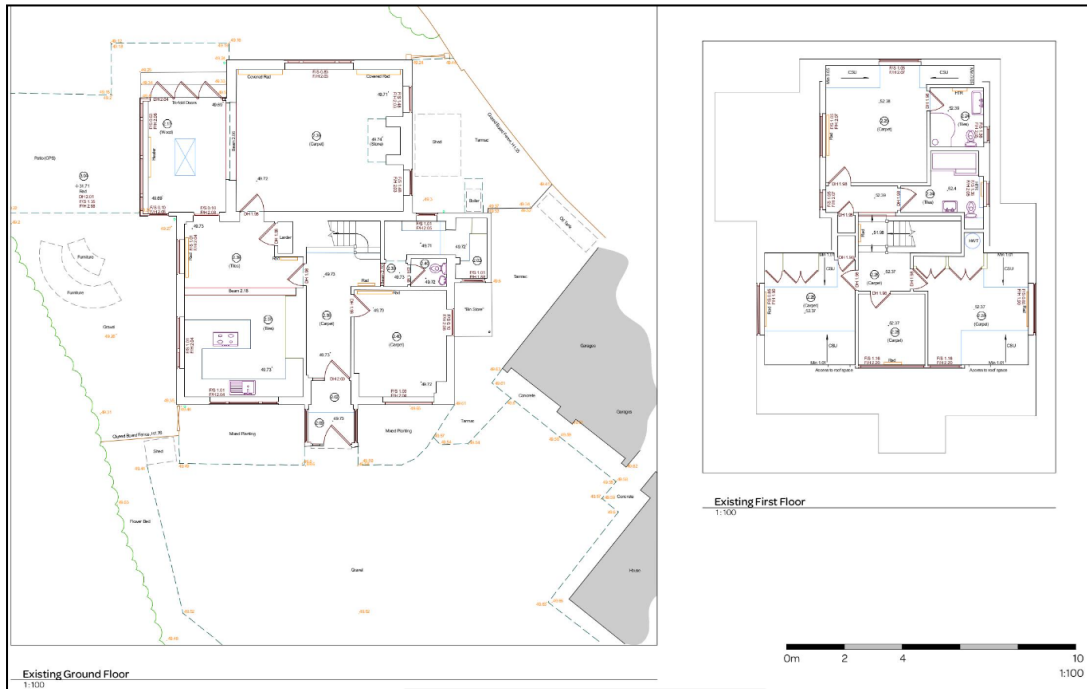


Figure 4: Existing Floor Plans

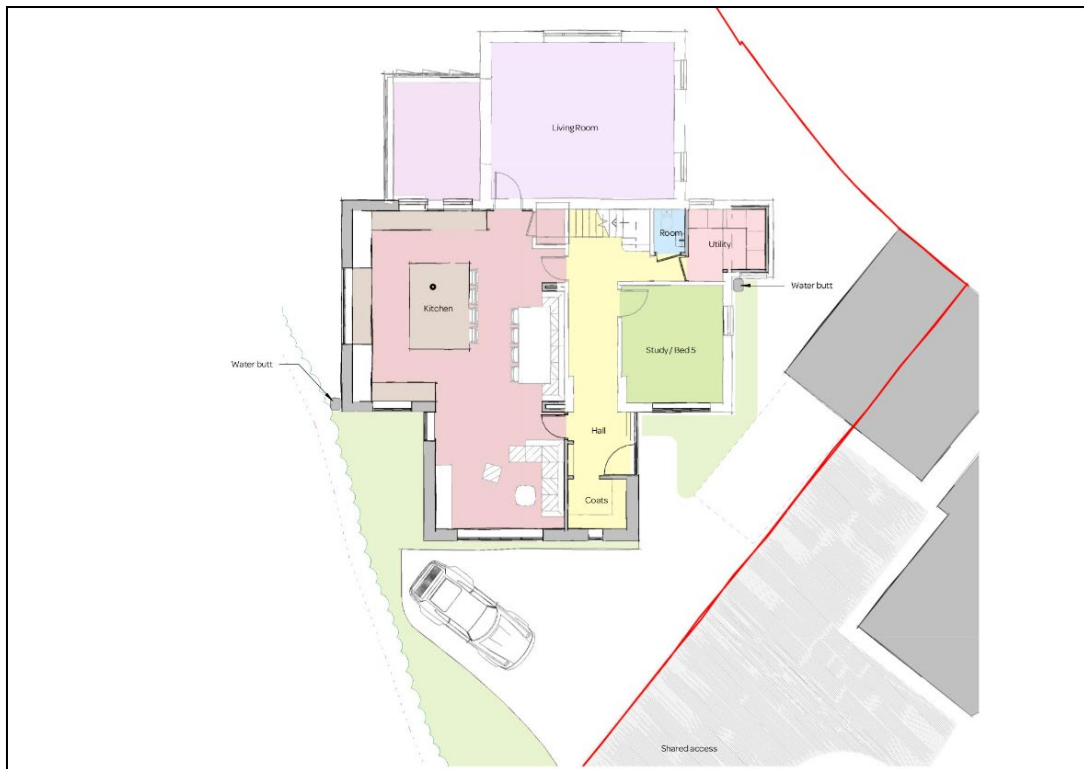


Figure 5: Proposed Ground Floor Plan



Figure 6: Proposed First Floor Plan

Relevant Planning History

5. Planning permission was granted on the 2nd January 2013 for a two storey rear extension with dormer windows, porch and alterations to existing fenestration (application reference 12/01282/AS).
6. On the 17th April 2013 an application for a non-material amendment to application 12/01282/AS to bring the front dormer roof to the ridge line and introduce hips to each end of existing / approved front elevation was granted (application reference 12/01282/AMND/AS).

Consultations

7. The application has been subject to formal statutory and non-statutory consultation.
8. **Ward Member** - Is a member of the Planning Committee.
9. **Smarden Parish Council** - No letter of representation received.

10. **Kent County Council - Public Rights of Way** - No objections subject to the imposition of informatives on any permission ensuring that the scheme would not impact upon the adjacent Public Right of Way.
11. **Ramblers Kent Area** - No letter of representation received.
12. **Neighbours** - 9 neighbours were consulted in relation to this application and no letters of representation have been received.

Planning Policy

13. The Development Plan for Ashford borough comprises the Ashford Local Plan 2030 (adopted February 2019), along with the Chilmington Green Area Action Plan (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), the Rolvenden Neighbourhood Plan (2019), the Boughton Aluph and Eastwell Neighbourhood Plan (2021), 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).
14. For clarification, the Local Plan 2030 supersedes the saved policies in the Ashford Local Plan (2000), Ashford Core Strategy (2008), Ashford Town Centre Action Area Plan (2010), the Tenterden & Rural Sites DPD (2010) and the Urban Sites and Infrastructure DPD (2012).
15. The relevant policies from the Development Plan relating to this application are as follows:-

SP6 – Promoting High Quality Design
ENV3a - Landscape Character and Design
HOU8 - Residential Extensions
TRA3a - Parking Standards for Residential Development
16. 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
Climate Change Guidance for Development Management

Village Design Statements

Smarden Village Design Statement

Government Advice

National Planning Policy Framework (NPPF) 2021

17. The NPPF reflects the statutory provision at section 38(6) of the Planning and Compensation Act 2004 that mandates the determination of all planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise (paragraph 47). The NPPF was published on 27 March 2012 but has been amended on several occasions, with the most recent in July 2021. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- 4. Decision-making
- 12. Achieving well-designed places

18. Planning Policy Guidance: In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains a range of subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design
- Determining a planning application

Assessment

19. The main issues for consideration are:
- Design, Character and Appearance
 - Residential amenity
 - Highway safety

Design, Character and Appearance

20. The above related policies and SPG / 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 are sensitive to the size, scale and materials of the main dwelling, and do not cause harm to the character and appearance of the host dwelling or the surrounding built form and the wider landscape.
21. Policy HOU8 states that proposed extensions should be designed to ensure they do not result in significant harm to the overall character and appearance of the existing dwelling and the area, taking into account the surrounding built form and/or street scene. The guidance in SPG Note 10 states that extensions to existing dwellings can be accommodated as a matter of principle providing that the visual impact of the resultant enlarged dwelling is one that does not result in a poorly proportioned or intrusive building within the street scene and expresses a coherent design. In regards to this, paragraph 130 of the NPPF requires that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture; and are sympathetic to local character, including the surrounding built environment and setting.
22. The proposed front and side extensions with dormer windows within the proposed roof slopes will result in the introduction of visually intrusive additions to the existing property which will overwhelm and dominate the existing dwelling, due to the proposed size, scale, mass, bulk, design and appearance of the proposed works. The proposed large front extension (including the dormer windows proposed in both the flank roof slopes) will appear as a domineering, poorly proportioned and intrusive addition to the existing dwelling and will create a negative relationship between the existing and proposed building, to the detriment of the character and appearance of the property and wider locality.
23. The excessive amount of dormer windows proposed overall in the front roof slope of the property (including in the roof slope of the side extension), as well as in the roof slopes of the proposed large front extension, combined with the large amount of glazing at first floor level in the proposed large gable front extension, would result in the property appearing 'top heavy' and visually unbalanced. Thereby failing to maintain a sense of cohesion within the dwelling. As a result the proposals would not be visually sympathetic or subordinate to the existing property, to the detriment of the character and appearance of the existing property and the wider locality.
24. The visually unsympathetic extensions to the property and the resultant unbalanced and awkward looking property would also appear aesthetically intrusive from Pluckley Road and also from the immediately adjacent public footpath AW191 that runs along the Western side of the site. The scale, siting and intrusive design of the proposed works, combined with close proximity of the adjacent public footpath, would mean that the unacceptable extensions would be obvious within the public realm, especially during the winter months when existing vegetation along the public right of way would

allow for even greater views of the visually incongruous extensions to the property, to the detriment of the character of the locality.

25. As a result of the above, the proposed works would be contrary to Policy HOU8 and Policy SP6 of the Local Plan and SPG10, as well as guidance within the NPPF paragraph 130 which states that developments should be visually attractive and sympathetic to local character.

Residential Amenity

26. Due to the detached nature of both the existing dwelling at the application site and the adjoining dwelling known as 'Little Jubilee' and the separation of the proposed works from the 'Little Jubilee', it is not considered that the proposal would detrimentally impact the amenities of the occupiers of 'Little Jubilee' in terms of loss of light or overbearing impact.
27. However, the proposed dormer windows in the eastern roofslope of the proposed front extension would only be located approximately 9.3m away from habitable room windows in the flank elevation of 'Little Jubilee'. In particular a bedroom window at first floor level and a kitchen / dining room window at ground floor level. It is considered that this limited degree of separation between habitable room windows would lead to an invasion of privacy and unacceptable degree of overlooking from the proposal into the said adjoining habitable rooms of 'Little Jubilee', to the detriment of the amenities and quality of life of the adjoining occupiers of 'Little Jubilee'. The development would not affect the amenities of any other properties further afield.
28. It is therefore concluded that as the proposal would harm the residential amenity of adjoining occupiers at 'Little Jubilee', which is unacceptable and the development would conflict with Policy HOU8 of the local plan, SPG Note 10 'Domestic Extensions in Urban and Rural Areas' and the NPPF (2021).

Highway Safety

29. The proposed works will add an additional bedroom changing the existing dwelling to a five-bed property and so, in accordance with Policy TRA3a, no additional parking space is required for the enlarged dwelling, beyond its current situation. The site would be able to continue to provide the three required parking spaces, and on balance, I am satisfied that the proposed works will not cause significant harm to the highway safety of surrounding streets.

Human Rights Issues

30. 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).

Conclusion

31. The proposed extensions to the property would appear as poorly proportioned and intrusive additions to the host building rather than as subservient and sympathetic additions to the existing dwelling. Consequently, the proposed works would create an incongruous looking development, to the detriment of the character and appearance of the host property and the wider locality. The proposal would also result in overlooking and an invasion of privacy of the adjoining property, to the detriment of the amenities and quality of life of the occupiers of 'Little Jubilee'. In light of the above the proposal does not accord with the Development Plan and the NPPF, and as such it is recommended that planning permission is refused.

Recommendation

Refuse

on the following grounds:

1. The proposed extensions to the property by virtue of their size, scale, mass, bulk, design and appearance, would appear as unsympathetic, intrusive and incongruous additions which would fail to respect the character and appearance of the existing dwelling and surrounding locality and, therefore, would cause detriment to the visual amenity. The development is contrary to policies SP6 and HOU8 of the Local Plan, SPG Note 10 'Domestic Extensions in Urban and Rural Areas' and the aims and objectives set out in the National Planning Policy Framework 2021.
2. By virtue of its siting and design, the development has a harmful impact upon the residential amenity of adjacent residential occupiers at Little Jubilee, causing overlooking and an invasion of privacy. Therefore, it does prejudice the quality of the living environment enjoyed by the existing occupants at Little Jubilee. The development is contrary to policy HOU8 of the Local Plan, SPG Note 10 'Domestic Extensions in Urban and Rural Areas' and the aims and objectives set out in the National Planning Policy Framework 2021.

Note to Applicant

1. Working with the Applicant

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)

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