

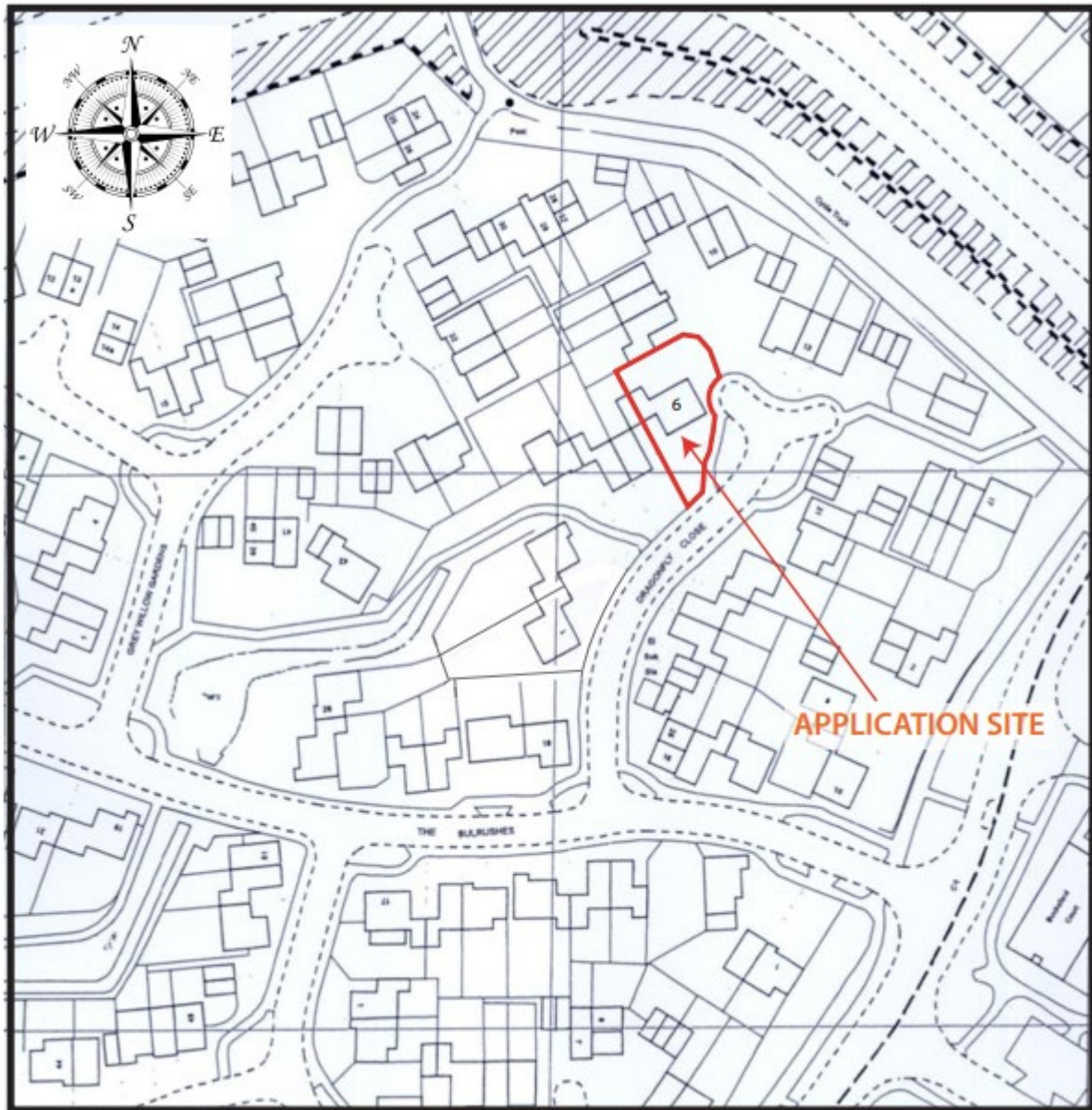
<b>Application Number</b>	PA/2023/0905
<b>Location</b>	6, Dragonfly Close, Singleton, TN23 5GH
<b>Grid Reference</b>	598622 / 141810
<b>Parish Council</b>	Great Chart with Singleton
<b>Ward</b>	N/A
<b>Application Description</b>	Proposed conversion of loft including new roof with dormers to front elevation & roof lights to rear elevation. Single storey rear extension following demolition of existing sun room.
<b>Applicant</b>	Mr Mark Holsman
<b>Agent</b>	Mr Jeremy Page
<b>Site Area</b>	N/A

## Introduction

1. This application is reported to the Planning Committee at the request of the Ward Member, Councillor Sally Gatherern.

## Site and Surroundings

2. The application site is located within Singleton at the end of the cul de sac Dragonfly Close. The site is not within any designations. The application site comprises a detached one bed single storey dwelling. It has private amenity space to the rear. It has an existing garage to the side which is accessed off Dragonfly Close.
3. The surrounding area mainly consists of two-storey dwellings with pitched roofs. It should be noted that to the south-west of the application property, there is a two-storey terraced detached dwelling, whilst to the north-east, there is a two-storey semi-detached dwelling.



**Figure 1- Site location Plan**

## **Proposal**

4. Planning permission is sought for the proposed conversion of the loft including a new roof with dormers to the south east elevation and roof lights to the north east elevation. The proposal also involves erection of a single storey rear extension to replace the existing sun room.



Figure 2- Proposed Block Plan

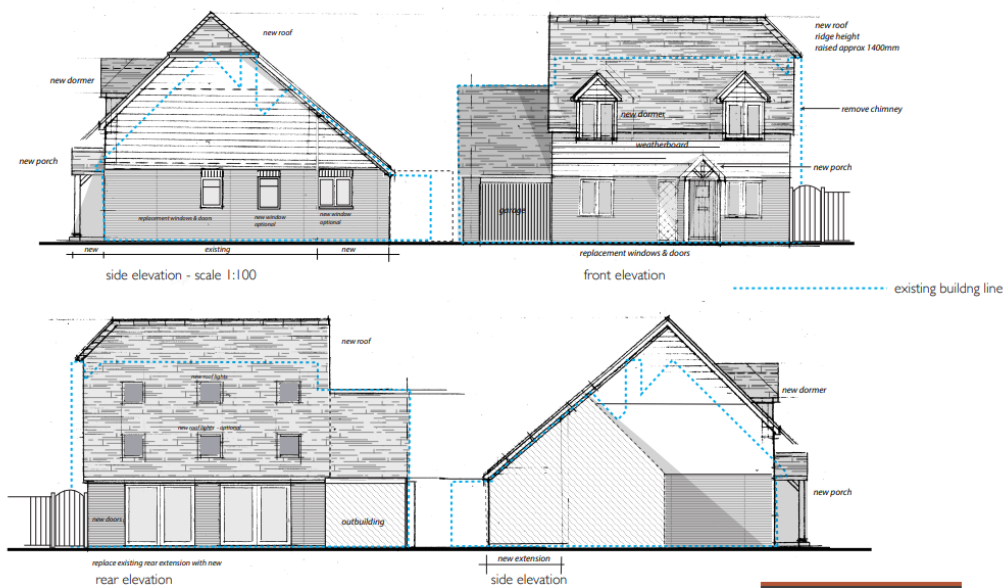
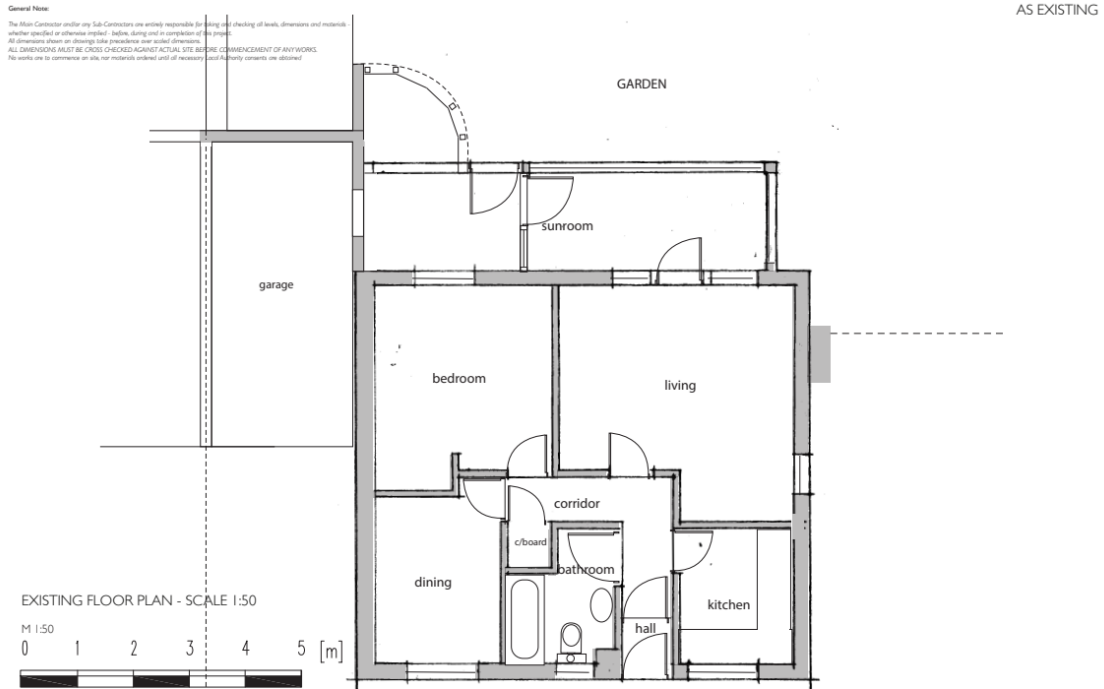
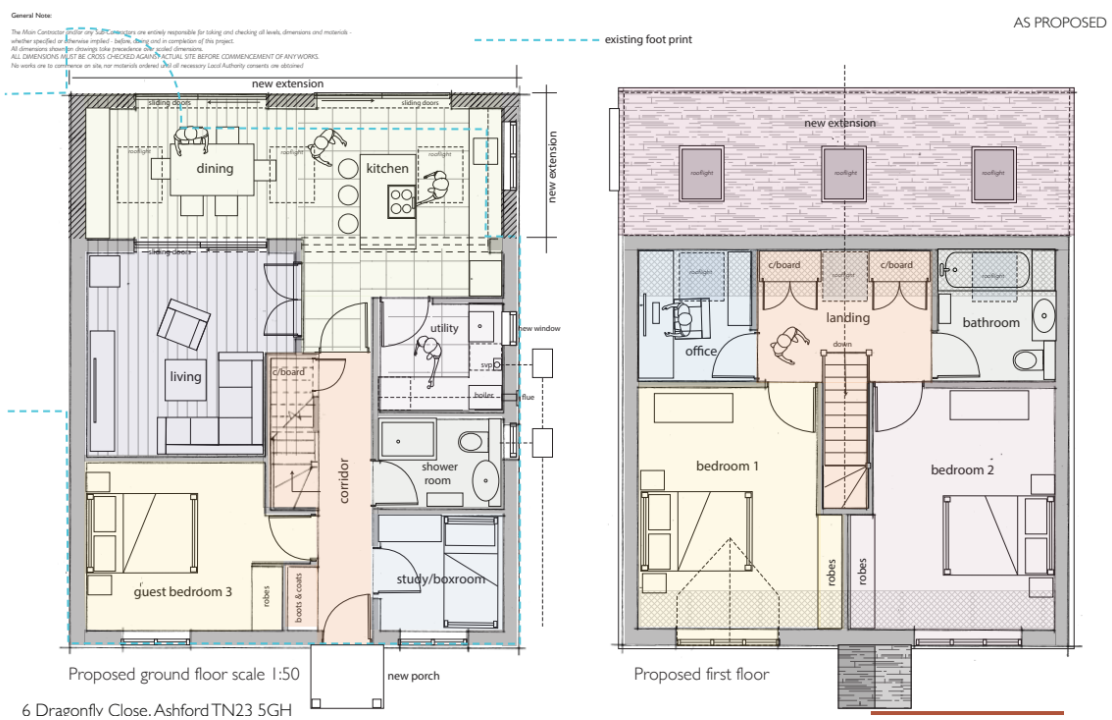


Figure 3- Proposed Elevation Plans

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**Figure 4 - Existing Floor Plans**



**Figure 5- Proposed Floor Plans**

## Planning History

5. There is no relevant planning history for the site.

## Consultations

**Ward Member(s):** Cllr Gathern has requested for the application to be determined at Planning Committee.

Parish Council: object comment, raising the following issues:

- Overdevelopment of the plot
- Lack of adequate parking provision
- Negative impact on the street scene

## Public representations

8 letters of objection received raising the following matters:

- Strain on local resources.
- Loss of bungalow
- Lack of appropriate parking provision
- Loss of light impact
- Construction would cause disruption
- Overdevelopment of the plot
- Porch will change the building line negatively
- Materials

## Planning Policy

6. 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), the Charing Neighbourhood Plan (2023), and the Kent Minerals and Waste Local Plan (2016) as well as the Kent Minerals and Waste Early Partial Review (2020).
7. 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).

8. The relevant policies from the Development Plan relating to this application are as follows:-
- 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**

- Domestic Extensions in Urban & Rural Areas SPG10
- Residential Parking and Design SPD 2010
- Climate Change Guidance for Development Management

#### **Village Design Statements**

N/A

#### **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 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:

1. Decision-making
2. Achieving well-designed places

## **Assessment**

11. The main issues for consideration are:

- Impact on visual amenity
- Impact on residential amenity
- Highway safety

### **Impact on visual amenity**

12. The proposed development would result in an increase in the ridge height of the dwelling by approximately 1.4m. It would have a chalet style appearance with a modest porch extension and a replacement single storey rear extension. Two dormers are proposed within the front roof slope of the dwelling. The dormers have pitched roofs and would comfortably sit within the front roof slope. The proposal also involves insertion of 6 rooflights within the rear roof slope. It should be noted that 3 rooflights at the bottom would serve the kitchen dining area on the ground floor whilst the other 3 rooflights would serve the office, landing and bathroom on the first floor.
13. Third party concerns have been raised regarding the loss of the bungalow and overdevelopment of the plot. It should be noted that the dwelling lies towards the end of the cul de sac which is dominated by two storey dwellinghouses. Therefore, the increase in the scale, massing and bulk of the dwelling for the creation of a chalet style dwelling would not amount to overdevelopment. Furthermore, the materials would match the existing dwelling.
14. In conclusion, the proposed development is considered appropriately sited and designed and would not cause harm to the character and appearance of the street scene. It would therefore comply with policy HOU8 of the local plan and SPG Note 10 Domestic Extensions in Urban and Rural Areas.

### **Impact on residential amenity**

15. The proposed dormer windows would overlook the cul de sac. In respect of the rooflights, it should be noted that the three rooflights at the bottom would serve kitchen/dining area, therefore no downward overlooking would occur. Equally, the second row of rooflights would serve the office, landing and bathroom and are sited at a level that would prevent any downward overlooking. Therefore, whilst the rooflights would provide light to these spaces, it is not considered to result in unacceptable loss of privacy to the neighbouring occupants to the rear.

16. The single storey rear extension would replace the existing sun room. Whilst the footprint of the proposed extension would be slightly greater than the existing extension, having regard to the limited scale, siting and height of the proposed extension, it would not result in loss of privacy, loss of light, sense of enclosure or overshadowing. Similarly, the front porch extension is considered to be a modest addition to the host property. As such, no residential amenity impacts are envisaged from the proposal.

### **Impact on Highways**

17. The proposed development would generate the need for an additional off-road parking space. The host property has a garage and a long drive which could accommodate another vehicle on site. Notwithstanding this, members will note that on-street parking is prevalent in the area and as such, one additional on street parking space is not considered to cause unacceptable parking pressure in the area to warrant a refusal on this basis. Therefore, the proposal is considered acceptable in terms of its highways impact. Human Rights Issues
18. 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**

19. The proposed development is considered acceptable and would not cause harm to the character and appearance of the street scene. It is considered acceptable in terms of the impact on visual amenity, 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:

<b>Title</b>	<b>Description</b>	<b>Date</b>
Location Plan		12 May 2023
Climate Mitigation information		24 May 2023
Proposed Floor Plan APRIL23/DFC/PFP	APRIL23/DFC/PFP	12 May 2023
Proposed Block Plan APRIL23/DFC/PBP(A)	APRIL23/DFC/PBP(A)	24 July 2023
Proposed Exterior Elevations April23/DFC/PEE(A)	April23/DFC/PEE(A)	24 July 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.

## **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.

2. The applicant is reminded of the need for the development to satisfy the requirements of the Building Regulations and in respect of climate change in particular the following documents:
- Approved Document L (Conservation of fuel and power)
  - Approved Document F (Ventilation)
  - Approved Document O (overheating)
  - Approved Document S (Infrastructure for electric charging vehicles)

## 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 PA/2023/0905)

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