

Application Number	PA/2023/0753
Location	16 Village Way, Hamstreet, TN26 2HX
Parish Council	Orlestone
Ward	Weald South
Application Description	Proposed single-storey rear extension with room in the roof, conversion of roof space with dormer to south elevation and roof-lights following demolition of existing conservatory.
Applicant	Raymond Frith
Agent	Mr Simon Hoyle, Coronation Villa, Bethersden Road, SMARDEN, TN27 8QT
Hectare	0.03 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 comprises a semi-detached bungalow fronting Village Way, which is an unclassified road. The application is inside the built confines of Hamstreet. The site is not located in any designated areas (i.e. AONB or conservation area).

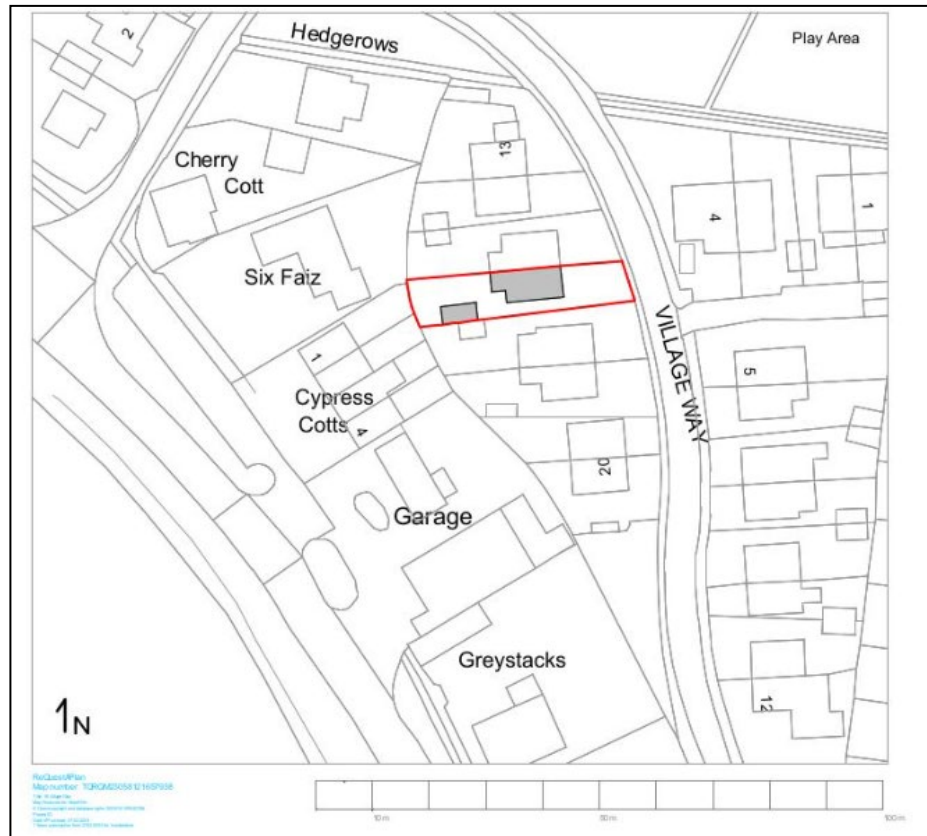


Figure 1: Location Plan

Proposal

3. This application seeks planning permission for the demolition of an existing conservatory and the erection of a single storey rear extension with room in the roof and the addition of roof lights.



Figure 2: Existing elevations



Figure 3: Proposed elevations

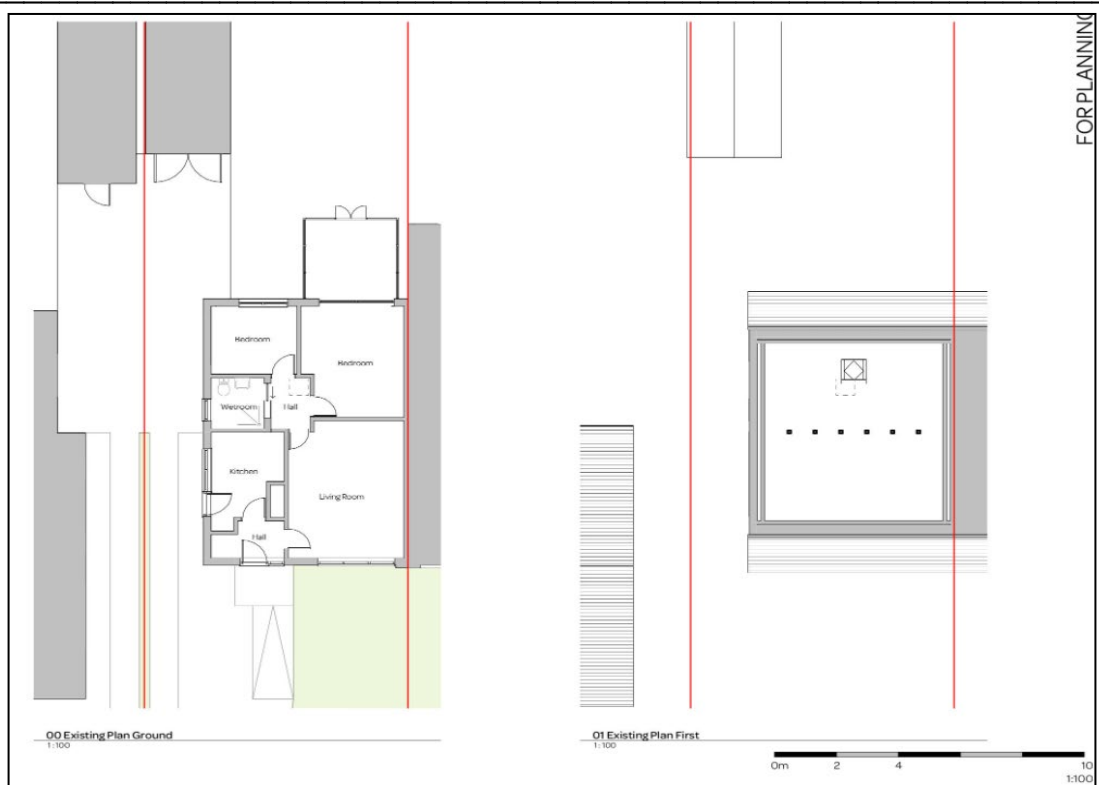


Figure 4: Existing floor plans

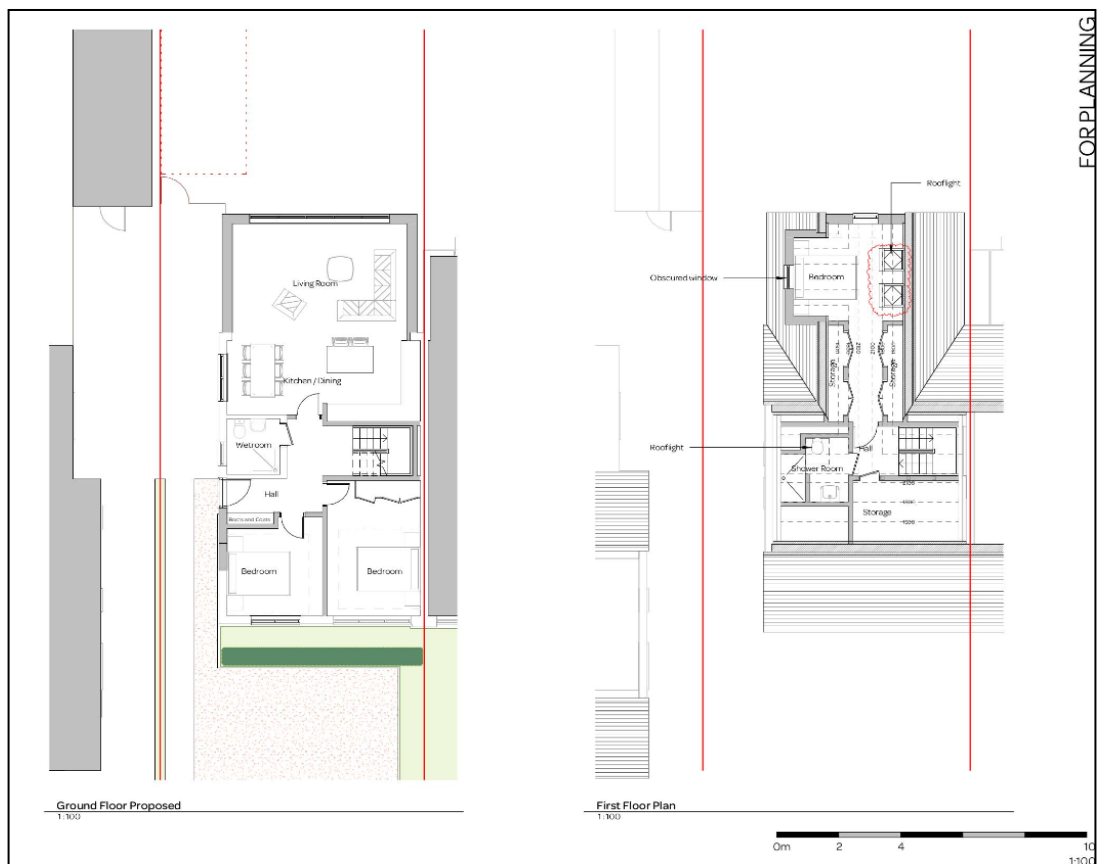


Figure 5: Proposed floor plans

Planning History

4. No relevant Planning History relating to the site.

Consultations

Ward Member: One of the Ward Members is a member of the Planning Committee. No comments have been received from the other Ward Member

Orlestone Parish Council: No letters of representation received.

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), 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).
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

Hamstreet 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 rear extension, conversion of roof space with a dormer window to the south elevation and rooflights, would as a result of its size, bulk, mass, design and appearance, appear as sympathetic and subordinate addition to the main property. Whilst the proposed dormer window on the Southern elevation could be considered to be a large addition, it does not dominate the roof slope, and is therefore acceptable. It is necessary to be this size to provide adequate usable floor space to the bedroom. The proposed materials of the extension will match the existing dwelling, using brick and concrete roof tiles. I am satisfied that the proposed extension will be acceptable in visual terms.

Residential Amenity

10. Due to the single storey nature and limited scale of the extension and its siting to the rear, the proposal would not result in any overlooking or overbearing impact subject to conditions. The proposed dormer window on the Southern elevation will have obscured glazing and will only open above 1.7m in height, which will ensure no overlooking to the neighbouring property 17 Village Way. The proposed roof lights on the Northern elevation will be high level and non opening above 1.7m and as such would not cause any overlooking. I am satisfied that the proposal would not result in any unacceptable harm to residential amenity of existing residents.

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 off road parking is required. Also, the proposed extension would not displace any existing off street parking. 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:

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
Existing Ground and First Floor Plans	1900 Rev P1	18 April 2023
Perspective Views	2700 Rev P1-	18 April 2023
Existing Elevations	2900 Rev P1	18 April 2023
Location and Block plan	22.115-iSA- VW-xx-DR-A-	27 April 2023
External Works	1001_P2 - 22.115.1010 p2	3 May 2023
Proposed floor plans	1100_P3	17 July 2023
Proposed elevations	2100_P4	17 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

4. Prior to the first occupation of the development, the dormer window opening on the south elevation shown shall be fitted with obscured glass (privacy

level/grade 3 or higher) and shall be non-opening up to a minimum height of 1.7 m above the internal finished floor level and maintained as such thereafter. The velux windows on the north elevation shall be non-opening up to a minimum height of 1.7 m above the internal finished floor level and maintained as such thereafter.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of the occupiers of neighbouring properties / the amenity of future occupiers.

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

1. Working with the 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;

- offering a pre-application advice service,
- 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/agent was updated of any issues after the initial site visit,
- 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 website (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/2023/0753)

Contact Officer: Charlotte Giles
Email: charlotte.giles@ashford.gov.uk
Telephone: (01233) 330256