

Application Number	PA/2023/1211
Location	25 Riverside Close, Kingsnorth, TN23 3EL
Parish Council	Kingsnorth
Ward	Kingsnorth Village & Bridgefield
Application Description	Proposed single-storey rear and side extension
Applicant	Mr C Ostridge
Agent	Mr C Lamb
Site Area	0.02 Hectares

Introduction

1. This application is reported to the Planning Committee because the applicant is the partner of a Council staff member.

Site and Surroundings

2. The application site comprises a two storey, two bedroom semi-detached property located on the north eastern side of Riverside Close and situated within a fairly modern housing development within the built confines of Kingsnorth. The site is not located within any designated areas (i.e. AONB or conservation area). It is of note that the attached neighbour (No. 27 Riverside Close) benefits from a two storey side extension granted permission in 2001 and a single storey rear extension granted permission in 2011.



Figure 1 - Site Location Plan

Proposal

3. Full planning permission is sought for a single storey side and rear extension.

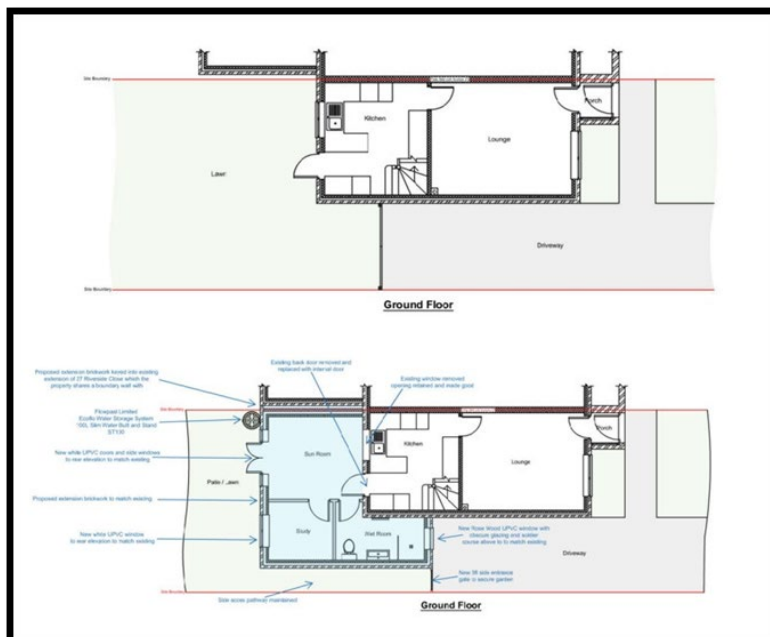


Figure 2 - Existing & Proposed Floor Plans

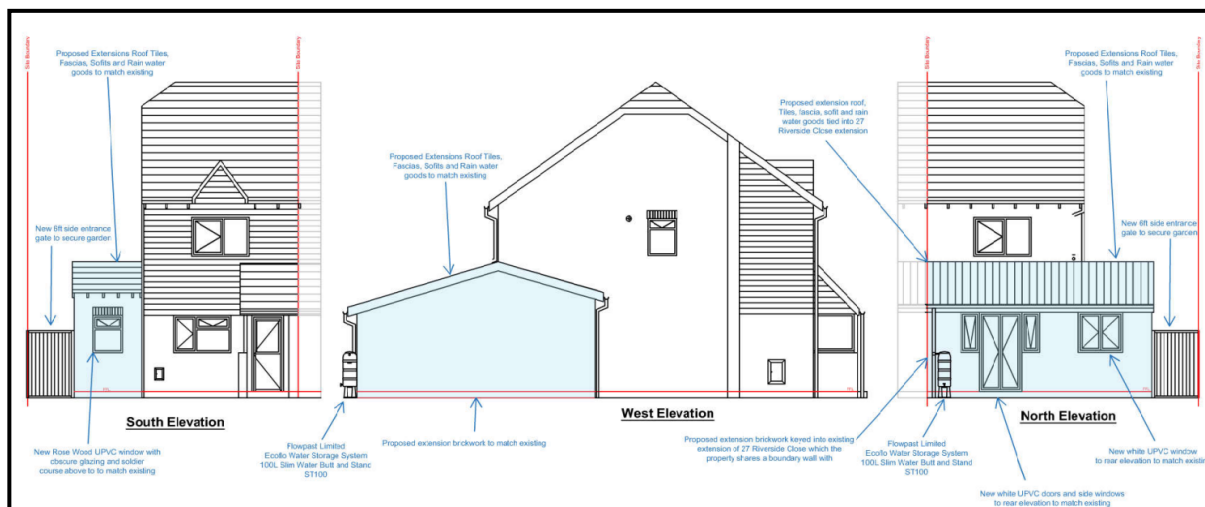


Figure 3 - Proposed Elevations with pale blue detail being the proposed extension

Planning History

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

Consultations

5. **Ward Member:** Councillor Ray McGeever, who is a member of the Planning Committee.
6. **Kingsnorth Parish Council:** No objection.
7. **Neighbours:** 4 neighbours consulted; 2 letters of support received with one comment stating building work should not disrupt the existing parking situation (*planning officer note: this would be a civil matter between residents and for a householder development such as this a condition requiring specific site personnel parking would not be considered reasonable or necessary*).

Planning Policy

8. 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).

9. 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

10. 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
Landscape Character Assessment SPD 2011
Climate Change Guidance for Development Management

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.

National Planning Policy Guidance (NPPG)

Assessment

11. The main issues for consideration are:

- Visual amenity
- Residential amenity
- Highway safety

Visual Amenity

12. The proposed single storey rear and side extension would be mainly to the rear of the property with the side element set back approximately 6m from the front building line of the host dwelling. Whilst adding a further 28m² of footprint, the extension would as a result of its limited size, bulk and mass, and sympathetic design and appearance, appear as a sympathetic and subordinate addition to the main property. The proposed materials of the extension will match the existing dwelling. As a result, the proposed extension would not cause any visual harm to No. 25 Riverside Close and the surrounding street scene.

Residential Amenity

13. As stated above the attached neighbour at No 27 Riverside Close also benefits from a rear extension similar to that now for consideration under this application. The proposed extension will extend no further than the rear wall of the neighbour's extension. The single storey nature of the extension combined with the limited depth of the rear element of the proposal, would in my opinion ensure that the scheme would not harm the residential amenity of the occupiers of No 27 Riverside Close.
14. There are no windows in the flank elevation of the neighbour at No 23 Riverside Close which faces towards the application site. This fact combined with the single storey nature and limited depth of the proposed extension, and the degree of separation of the proposed works from No. 23 Riverside Close, would result in the proposal not harming the residential amenities of the occupants of No. 23 Riverside Close either.
15. Overall I am satisfied that the proposal would not result in any unacceptable harm to residential amenity of existing residents.

Highway Safety

16. There is no increase in bedroom accommodation as a result of the proposal and therefore in accordance with Policy TRA3a, the development does not require any further parking provision. Also, the proposed extension would still allow for the required 2 car parking spaces to be accommodated on site. As a result, the application would not result in any harm to highway safety.

Human Rights Issues

17. 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

18. 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

19. In light of the above assessment, the development is visually acceptable and does not cause harm to the residential amenity of neighbouring residential properties. Furthermore, the proposal is not considered to cause detrimental impact on the highway safety of the site or the surrounding road network. As such the proposal fully accords with the Development Plan, and as such I recommend that planning permission is granted.

Recommendation

Permit

- A With delegated authority to the Planning Applications and Building Control Manager or the Strategic Development and Delivery Manager to add, amend or remove planning obligations and/or planning conditions as they see fit to secure the required mitigation and any associated issues relating thereto; and,**
- B Subject to planning conditions and notes, including those dealing with the subject matters identified below, (but not limited to that list) and those necessary to take forward stakeholder representations, with wordings and triggers revised as appropriate and with any ‘pre-commencement’ based planning conditions to have been the subject of the agreement process provisions effective 01/10/2018.**

1. 3-year standard condition

2. Approved plans
3. Materials in accordance with the submitted details

Notes to Applicant

- Working with the Applicant
- Climate Change

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 PA/2023/1211)

Contact Officer: Sally Hodgson
Email: sally.hodgson@ashford.gov.uk
Telephone: (01233) 330724