

Application Number	PA/2023/0960
Location	Goldenhurst Cottage, Giggers Green Road, Aldington, Ashford, Kent TN25 7BY
Grid Reference	606779/ 134790
Parish Council	Aldington
Ward	Saxon Shore
Application Description	Proposed pitched roof to replace the existing flat roof on the south west elevation
Applicant	Mrs Linda Harman
Agent	N/A
Site Area	N/A

Introduction

1. This application is reported to the Planning Committee, because the applicant is the Ward Member for Saxon Shore and the Portfolio holder for Planning, Housing Delivery and Communication.

Site and Surroundings

2. The application site is located within Aldington off of Giggers Green Road. The site is within the North Downs AONB and the proposed dark skies area. The application site comprises a detached 4 bed two storey dwelling. It has private amenity area to the rear and north west. It has an existing garage to the side which is accessed off Giggers Green Road.
3. The surrounding area mainly consists of agricultural land. The two neighbouring properties are two storey listed buildings.

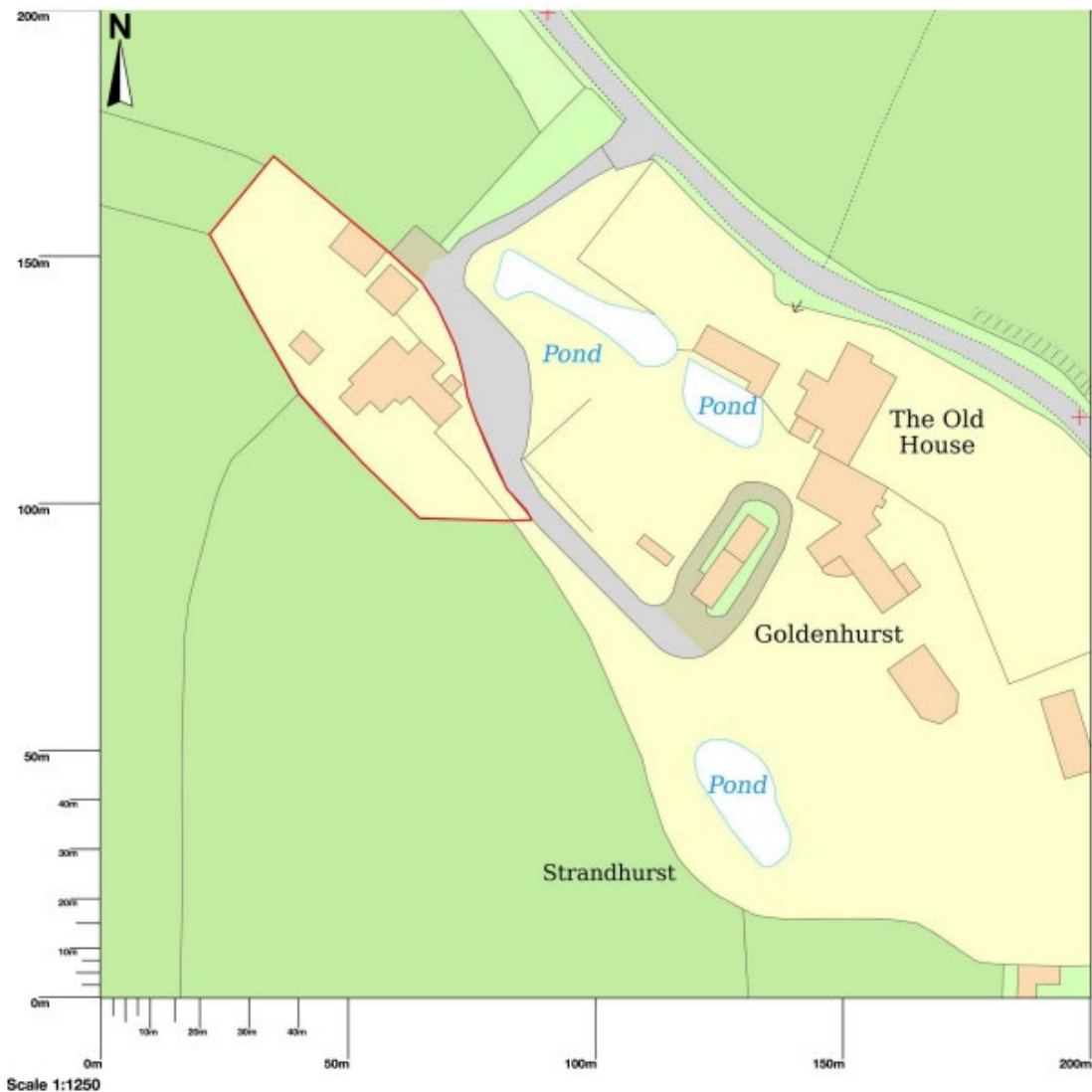


Figure 1- Site location Plan

Proposal

4. Planning permission is sought for the proposed pitched roof to replace the existing flat roof on the south west elevation.



Figure 2- Existing Elevation Plans



Figure 3- Proposed Elevation Plans

Planning History

5. The following is relevant relating to the application:
6. 17/00207/AS- erection of a replacement conservatory- Granted on 11 April 2017.

Consultations

Ward Member(s): Cllr Harman is the applicant.

Aldington and Bonnington Parish Council: has no objection to the proposal.

Public representations

No neighbour letters were received

KCC PROW: raised no objections to the proposal.

Planning Policy

7. 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).
8. 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).
9. 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
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
- Dark Skies SPD 2014
- Climate Change Guidance for Development Management

Village Design Statements

Aldington and Bonnington Neighbourhood Plan

Government Advice

National Planning Policy Framework (NPPF) 2021

11. 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

12. The main issues for consideration are:

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

Impact on visual amenity

13. The proposed development would cause the height of the conservatory to increase by 1.4m. The roof style would change from a flat roof to a pitched roof. The proposed pitched roof would be tiled.
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. Given the nature of the proposed development and significant distance from the nearest neighbours, no residential amenity impacts are envisaged from the proposal.

Impact on Highways

16. The proposed development would not generate the need for any additional off-road parking as no additional bedrooms are being constructed. Therefore, the proposal is considered acceptable in terms of its highways impact.

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).

Conclusion

18. 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:

Title	Description	Date
Location Plan		31 July 2023
Climate Mitigation Statement		31 July 2023
02_Existing Floor plans and elevations		18 September 2023
03_Proposed Plans & Elevations		18 September 2023
04_Proposed Roof Plan		12 September 2023
Proposed Site Plan		18 August 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). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference PA/2023/0960)

Contact Officer: Elizabeth Wise
Email: Elizabeth.wise@ashford.gov.uk
Telephone: (01233) 330 360