

<b>Application Number</b>	PA/2023/1502
<b>Location</b>	Wagoners, Water Lane, Smarden, Ashford, Kent TN27 8QB
<b>Parish Council</b>	Smarden
<b>Ward</b>	Weald North
<b>Application Description</b>	Single-storey side extension. Double-glazed windows, and new cladding to the existing building following the demolition of the existing garage, outbuilding, and porch.
<b>Applicant</b>	Mr & Mrs N & J Holland-Cowles
<b>Agent</b>	Mr Simon Hoyle
<b>Site Area</b>	0.07 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 detached bungalow with existing outbuildings fronting Water Lane, which is a C classified road. The application site lies inside the built confines of Smarden and within the Smarden Conservation area. To the southwest of the application site is the Grade II\* listed property Cloth Hall and to the south east is Gilletts Farm Oast which is a Grade II listed property.

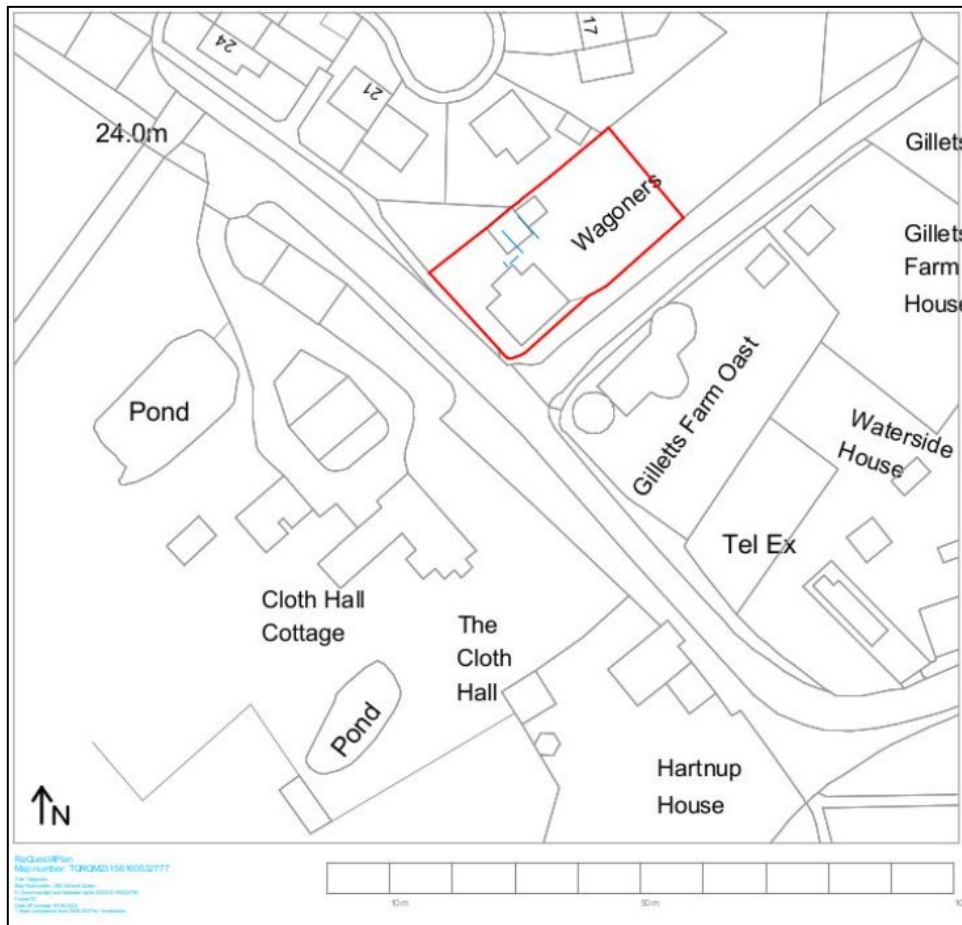
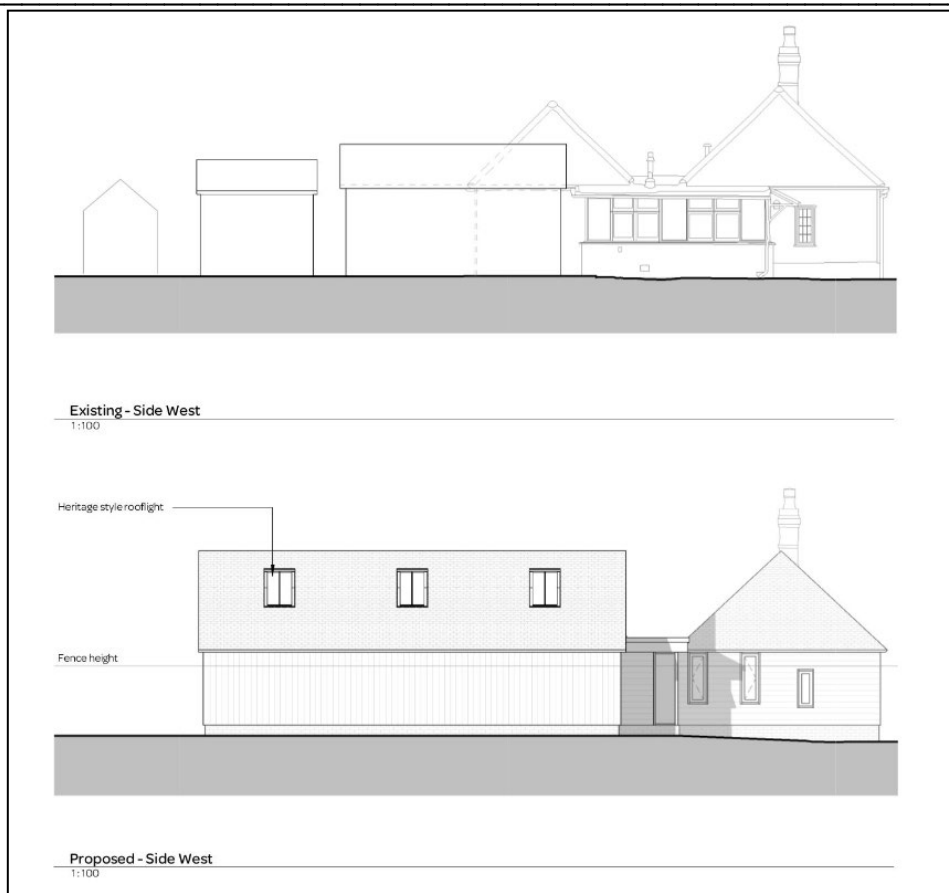


Figure 1: Location plan

## Proposal

3. This application seeks planning permission for the erection of a single-storey side extension, with the eaves of 2.2 metres and an overall height of 4.8 metres, as well as replacing the existing double glazed windows and re-cladding the existing dwelling (providing improved insulation) with white painted timber cladding, and demolishing the existing garage, outbuilding, and porch.



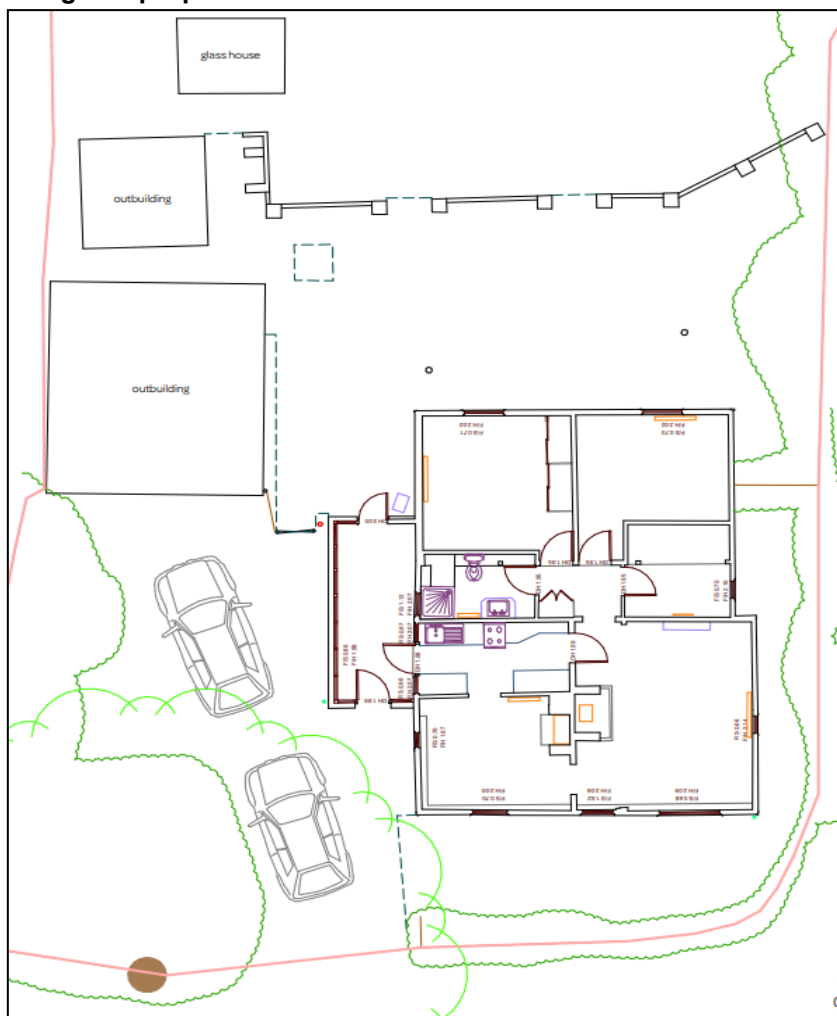
**Figure 2: Existing and proposed West elevation**



**Figure 3: Existing and proposed East elevation**



**Figure 4: Existing and proposed front & rear elevations**



**Figure 5: Existing ground floor plan**

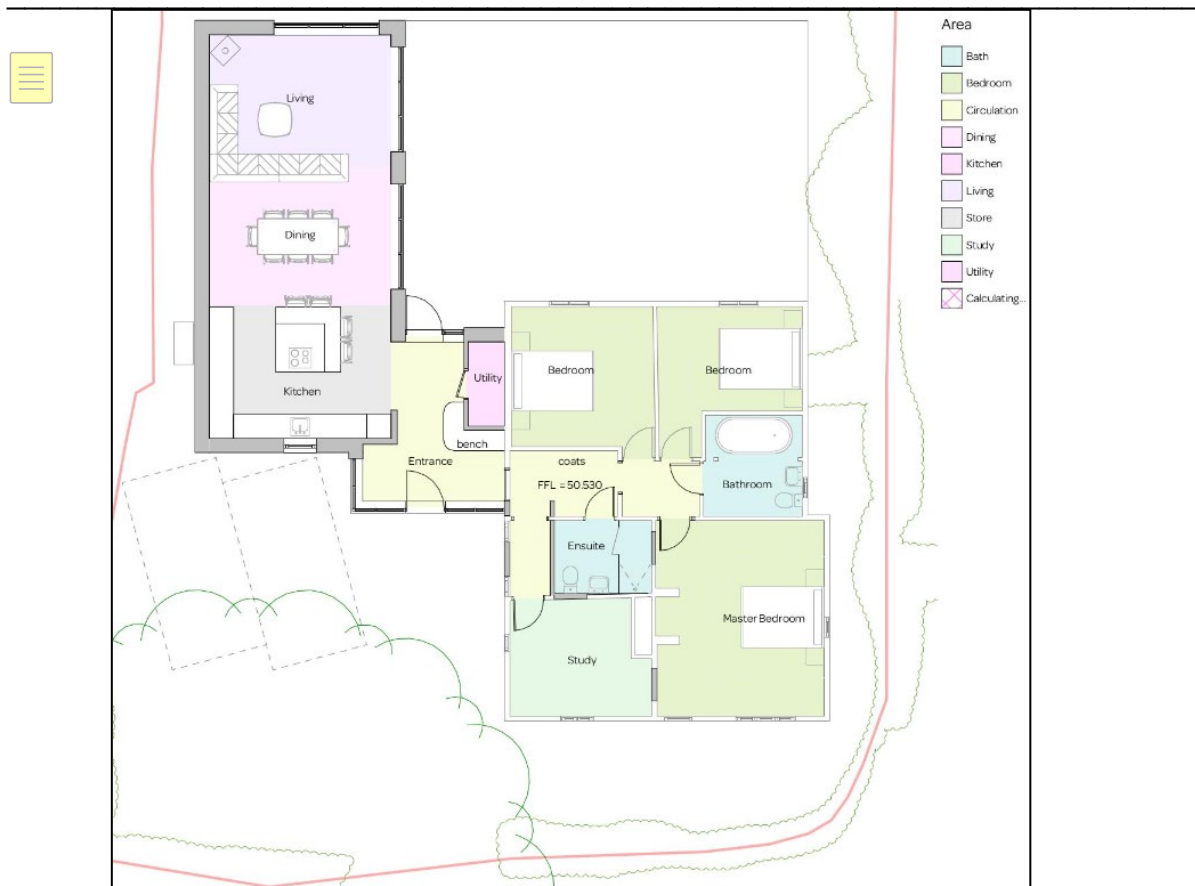


Figure 6: Proposed ground floor plan



Figure 7: Picture of the front of Wagoners

## Planning History

4. PA/2023/1049 - Lawful Development Certificate - Proposed summerhouse –  
Granted Approved 21/07/2023

## Consultations

5. The application has been subject to formal statutory and non-statutory consultation.

**Ward Member** - Is a member of the Planning Committee.

**Smarden Parish Council** - No letter of representation received.

**Neighbours** - 5 neighbours were consulted in relation to this application and one letter of objection has been received from the occupants of 19 The Acorns which lies to the north of the site raising the following:

- The proposed " single storey" extension will be adjacent to our rear garden fence, with windows overlooking our property and garden.
- It would overshadow the current view with it being well above the current fence height and it will be a serious invasion of our privacy and will not be in keeping with the historic buildings that are situated within close proximity.
- We are also concerned for the safety of our children with the extension being so close to the fence. We are also very concerned with the extensive dust and fumes the build will cause, and the level of noise this will generate beyond the hours of "acceptable noise" due to its close proximity to our boundary.

**[Officer Comment:** This will be assessed in the main body of the report.]

The closing date for representations is not until 28<sup>th</sup> September 2023 and any further representations received will be included in the update report and reported to the Planning Committee at the meeting.

## 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), 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:-  
  
SP6 – Promoting High Quality Design  
ENV3a - Landscape Character and 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  
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

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**

10. The main issues for consideration are:
  - Visual amenity / Heritage Assets

- Residential amenity
- Highway safety

### **Visual Amenity / Heritage Assets**

11. The proposed single storey side extension, the replacement of all double-glazed windows and re-cladding to the existing building following the demolition of the existing garage, outbuilding, and porch, would as a result of their size, bulk, mass, design and appearance, appear as sympathetic and subordinate additions to the main property. The proposed side extension will add 69 metres<sup>2</sup> to the existing dwellings footprint, which is not an excessive increase and is in my opinion acceptable, particularly given the fact that the existing dwelling has limited floor space and accommodation.
12. The proposed materials for the existing dwelling would be horizontal white painted timber cladding with the extension comprising white painted vertical timber cladding, glazing and clay tiles to match the existing dwelling. This would be in keeping with the context of the surrounding area and Conservation Area. The minor nature of the development along with its siting means that there will be no impact upon the setting of nearby listed buildings. Consequently I am satisfied that the proposed works will be acceptable in visual terms and in terms of impact upon heritage assets.
13. The proposed works would be in compliance with 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. The proposed works also comply with the requirements of Section 66 (listed buildings) & Section 72 (conservation areas) of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

### **Residential Amenity**

14. Due to the single-storey nature of the extension and its siting to the side / rear, as well as the limited scale of the rest of the proposed works, the proposal would not result in any overlooking or overbearing impact. Concern was raised in relation to potential overlooking from the roof lights on the proposed Western elevation. The proposed Conservation style roof lights would be above 3 metres from the floor level, which would ensure that the said roof lights would not result in any invasion of privacy for any adjoining occupier including 19 The Acorns. In terms of the extension appearing overbearing, again the closest affected property is No.19 The Acorns. The proposed extension would be sited 1.5 metres from the common boundary and 7.2 metres from the rear of this dwelling. It would also not be



directly behind this property and its private garden area. Dividing the two properties is a panelled fence that runs along the Northern boundary of the application site. Given this the proposal would not be unacceptably overbearing. In respect of noise and dust these are minor building works and any unacceptable level of noise and dust should they arise can be controlled under environmental legislation. Overall I am satisfied that the proposal would not result in any unacceptable harm to the residential amenity of existing residents.

### **Highway Safety**

15. The existing dwelling is a three-bed property and the proposed works will not alter this, 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**

16. 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**

17. 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**

18. 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:

<b>Titles</b>	<b>Description</b>	<b>Date</b>
Ground floor plan	1100 Rev P3	9 August 2023
Location Plan	1001 Rev P2	9 August 2023
Existing and proposed East elevations	2101 Rev P2	9 August 2023
Site Plan	1005 Rev P1	9 August 2023
Section plans	3100 Rev P1	9 August 2023
Existing ground floor plans	1900 Rev P2	9 August 2023
Proposed and Existing Block Plans		23 August 2023
Existing and Proposed West elevations	2102_P2	15 September 2023
Existing and Proposed front & rear elevations	2100_P3	15 September 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. 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

5. No mezzanine floors shall be constructed within the extension hereby permitted

**Reason:** In the interest of residential amenity

## **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;

- 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 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 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 //AS)

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Ashford Borough Council - Report of the Assistant Director-Planning & Development  
Planning Committee 4<sup>th</sup> October 2023

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