

<b>Application Number</b>	PA/2023/1463
<b>Location</b>	Willow Trees, Pluckley Road, Smarden, TN27 8ND
<b>Grid Reference</b>	Easting (x) 588432 / Northing (y) 142533
<b>Parish Council</b>	Smarden
<b>Ward</b>	Weald Central
<b>Application Description</b>	Proposed erection of front extension following demolition of existing porch, pitched roof dormer window to replace crown dormer and rear roof dormer window.
<b>Applicant</b>	Mr & Mrs A & H Arlott
<b>Agent</b>	Mr Simon Hoyle
<b>Site Area</b>	0.064 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

1. The application site is located at the end of an access way which leads off the northern side of Pluckley Road, within the built confines of Smarden. The site forms part of the Beult Valley Farmlands landscape character area and abuts the Smarden Conservation Area which is to the west and north of the site. A Public Right of Way (number AW191) also runs along the entire western boundary of the application site and forms an important connection between a large public recreation area and the rest of Smarden.
2. The site comprises a detached one and a half storey / two storey high dwelling, with associated amenity space provision and parking at the front. To the south east of the site there is 'Little Jubilee' which is a one and a half / two storey dwelling. The two properties have adjoining garaging. Both the application site and 'Little Jubilee' are accessed via the access way off Pluckley Road which runs alongside and also provides access to Magnolia Cottage to the south of the application site.

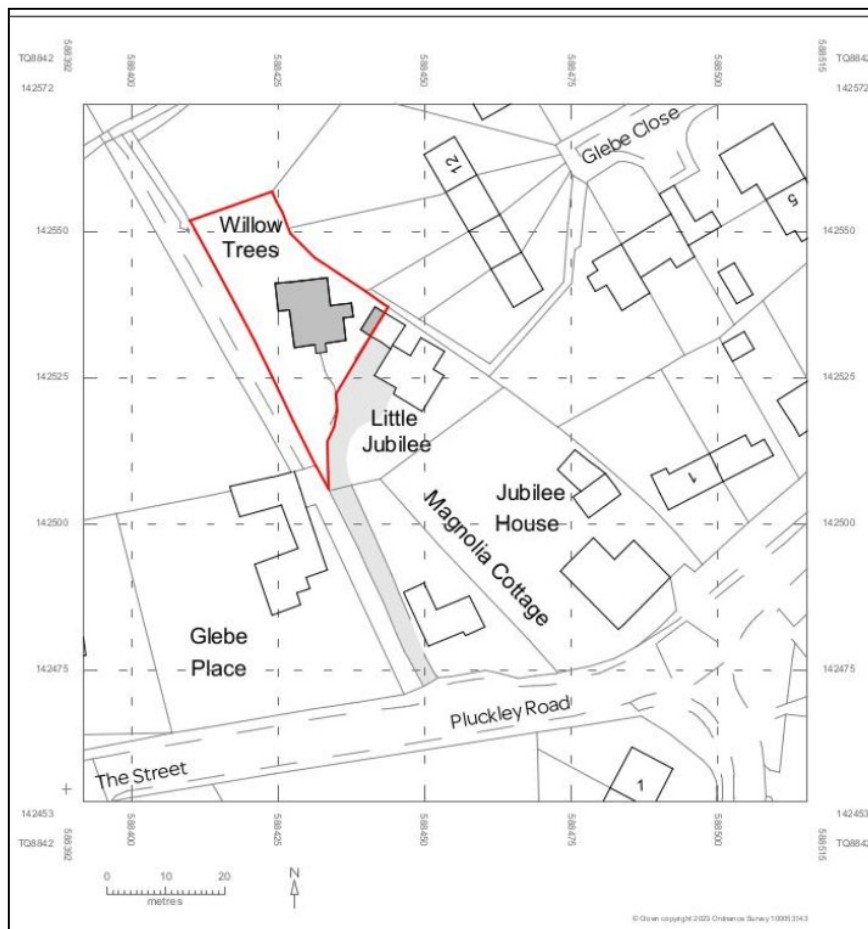


Figure 1: Site location plan

## Proposal

3. This application seeks planning permission for the demolition of the existing porch and the erection of a front extension with a dormer window to replace the existing crown dormer window and a dormer window in the rear roof slope. This is a revised scheme of application PA/2023/0888 that came before the committee on the 5<sup>th</sup> of July 2023 and was refused (see planning history section). That scheme proposed a 4m deep front extension with dormer window extensions within the flank roof slopes, as well as another dormer window extension in the existing front roof slope to the east of the proposed front extension. The proposal also included a 2.7m wide gable roofed side extension, with additional dormer window extensions in the front and rear roof slopes.



Figure 2: Existing and proposed South & North Elevations



Figure 3: Existing and proposed East & West Elevations

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Planning Committee 4<sup>th</sup> October 2023

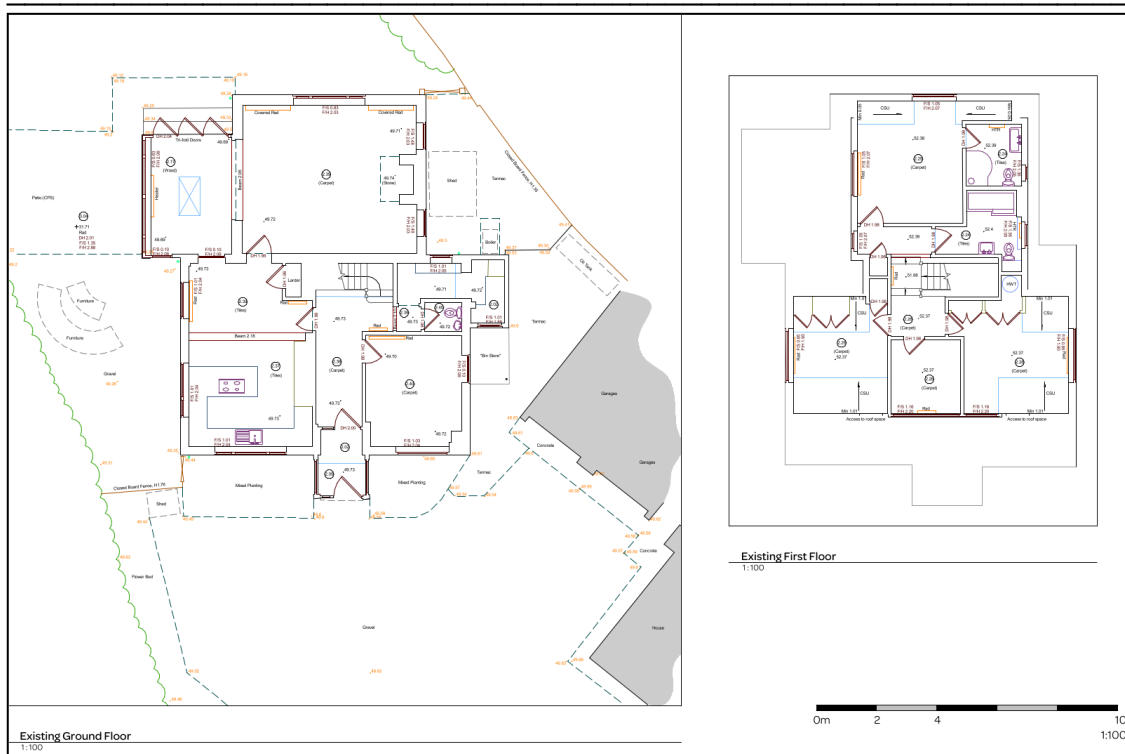


Figure 4: Existing floor plans

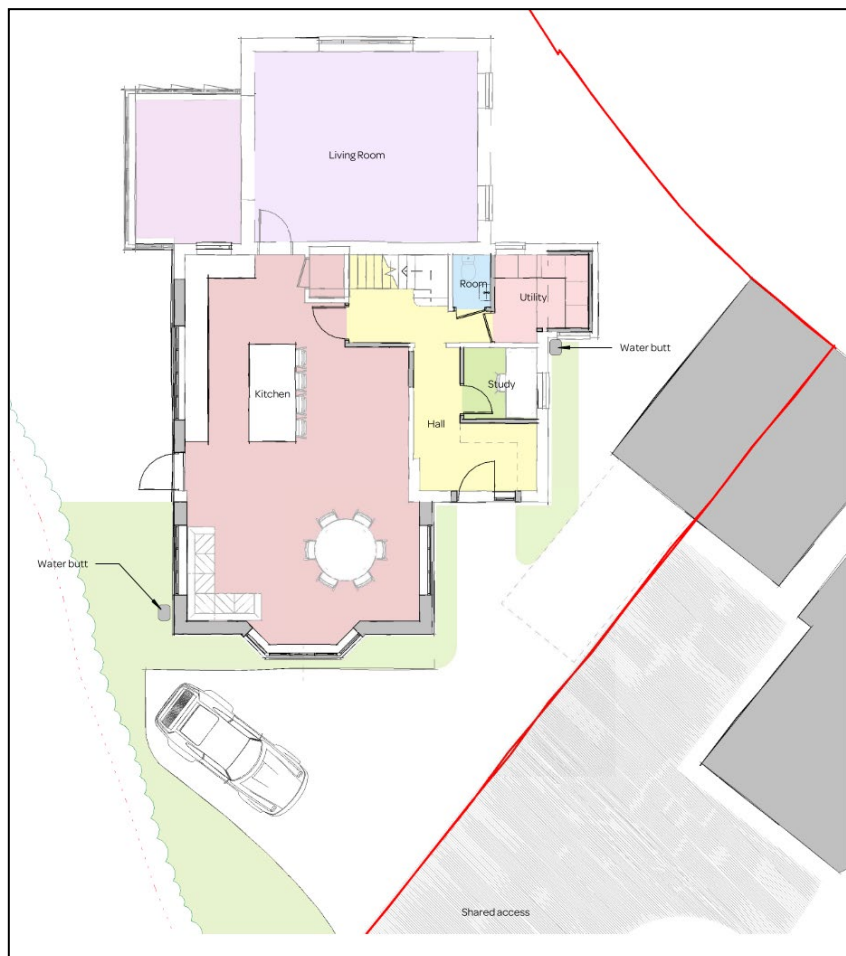


Figure 5: proposed ground floor plan



Figure 6: Proposed first floor plan

## Relevant Planning History

- 12/01282/AS- Proposed two storey rear extension with dormer windows, porch and alterations to existing fenestration – Granted 02/01/2013
- 12/01282/AMND/AS - Non-material amendment to application 12/01282/AS to bring the front dormer roof to the ridge line and introduce hips to each end of existing / approved front elevation - Granted 17/04/2013
- PA/2023/0888 - Proposed demolition of existing porch and erection of front and side extension with dormers to form rooms in the roof. – Refused at Planning Committee 05/07/2023

Reasons for refusal:

- The proposed extensions to the property by virtue of their size, scale, mass, bulk, design and appearance, would appear as unsympathetic, intrusive and incongruous additions which would fail to respect the character and appearance of the existing dwelling and surrounding locality and, therefore, would cause detriment to the visual amenity. The development is contrary to policies SP6 and HOU8 of the Local Plan, SPG Note 10 'Domestic Extensions in Urban and Rural Areas' and the aims and objectives set out in the National Planning Policy Framework 2021.
- By virtue of its siting and design, the development has a harmful impact upon the residential amenity of adjacent residential occupiers at Little Jubilee, causing overlooking and an invasion of privacy. Therefore, it does prejudice the quality of the living environment enjoyed by the existing occupants at Little Jubilee. The development is contrary to policy HOU8 of the Local Plan, SPG Note 10 'Domestic Extensions in Urban and Rural Areas' and the aims and objectives set out in the National Planning Policy Framework 2021.

#### Refused Plans



**Figure 4: Existing and proposed East & West elevations (PA/2023/0888)**



**Figure 5: Existing and proposed South & North elevations (PA/2023/0888)**



**Figure 6: Proposed ground floor plan (PA/2023/0888)**



Figure 7: Proposed first floor plan (PA/2023/0888)

## Consultations

7. 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.

**Kent County Council - Public Rights of Way** – No objections subject to the imposition of informatives on any permission ensuring that the scheme would not impact upon the adjacent Public Right of Way.

**Ramblers Kent Area** - No letter of representation received.

**Neighbours** - 9 neighbours were consulted in relation to this application and no letters of representation have been received.

## Planning Policy

8. 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).

9. 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).
10. 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

11. 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) 2023

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

12. The main issues for consideration are:

- Visual amenity
- Residential amenity
- Highway safety

### Visual Amenity

13. The proposed front extension, pitched roof dormer window and rear roof dormer window would as a result of their size, bulk, mass, design and appearance, appear as sympathetic and subordinate additions to the main property. The proposed dormer windows on the Southern and Northern elevations complement the existing dwelling and do not dominate the existing roof slope, which is therefore acceptable. The proposed front extension would be approximately 3.4m deep, which is acceptable and would not create a sense of overdevelopment on the site. The proposed materials will match the existing dwelling, using brick and cladding on the dormer cheeks, as well as concrete roof tiles. The proposed works would also not cause visual harm or be overbearing on the immediately adjacent public footpath AW191 that runs along the Western side of the site.
14. 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.
15. In light of the above, I am satisfied that the proposal is acceptable in visual terms.

### Residential Amenity

16. Due to the detached nature of both the existing dwelling at the application site and the adjoining dwelling known as 'Little Jubilee' and the separation of the proposed works from the 'Little Jubilee', it is not considered that the proposal would detrimentally impact the amenities of the occupiers of 'Little Jubilee' in terms of loss of light or overbearing impact. The limited scale of the proposed front extension and the siting of the proposed dormer windows, mean that the proposal would not result in any overlooking. Therefore, I am satisfied that the proposal would not result in any unacceptable harm to the residential amenity of existing residents.

## **Highway Safety**

17. The existing dwelling is a four-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**

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).

## **Working with the applicant**

19. 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**

20. In light of the above the proposal fully accords with the Development Plan without causing any unacceptable harm. The proposal addresses the reasons for refusal on the previous scheme 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>Title</b>	<b>Description</b>	<b>Date</b>
Existing and Proposed North & South Elevations	22.147 2100 Rev P4	3 August 2023
Location and Block Plan	22.147 1001 Rev P3	3 August 2023
Roof Plan	22.147 1050 Rev P2	3 August 2023
Proposed Ground Floor Plan	22.147 1100 Rev P4	3 August 2023
Proposed First Floor Plan	22.147 1101 Rev P3	3 August 2023
Existing Floor Plans	22.147 1900 Rev P2	3 August 2023
Existing and Proposed East & West Elevations	22.147 2101 Rev P4	3 August 2023
Perspective Views	22.147-2700 Rev P4	3 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

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

### **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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