

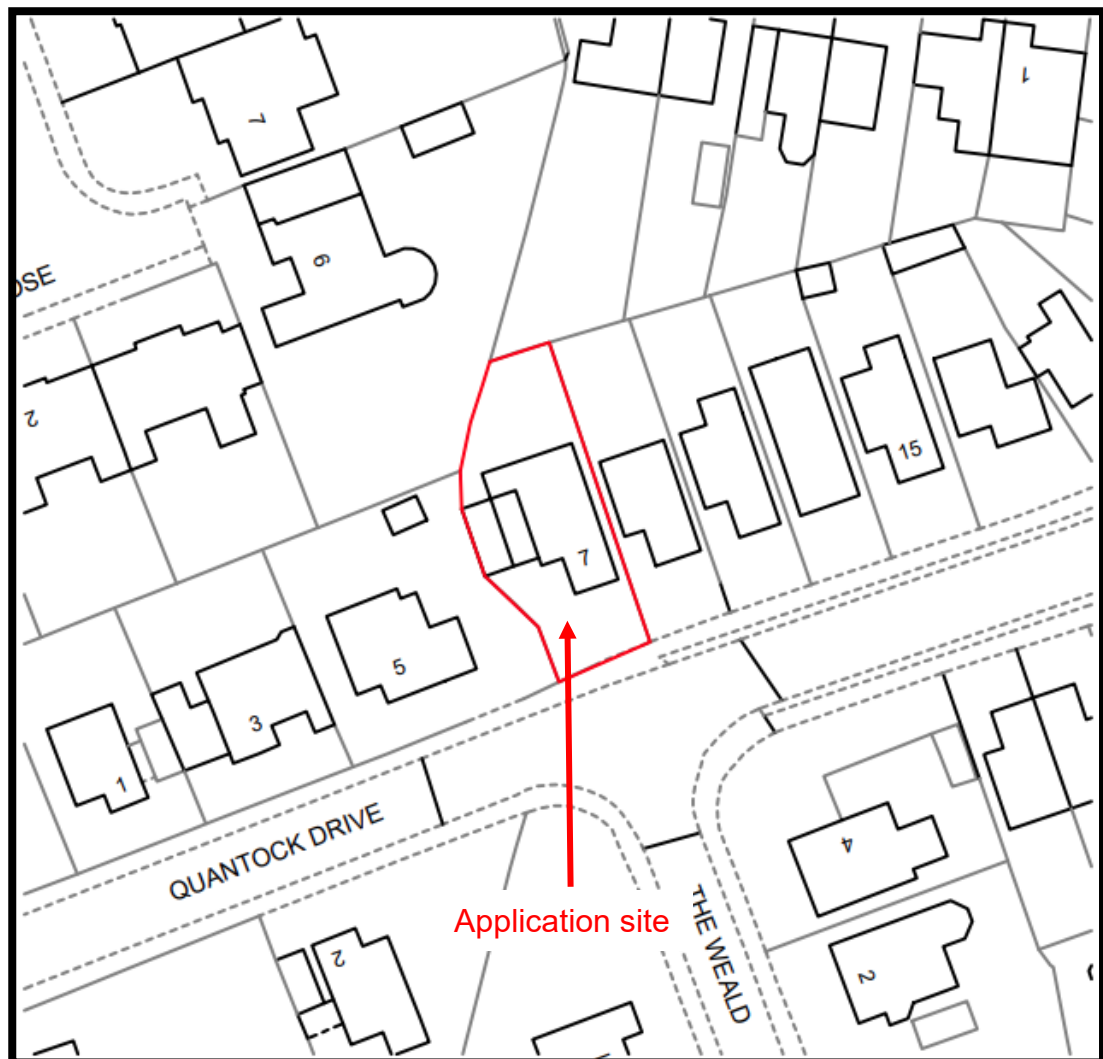
Application Number	PA/2023/1182
Location	7, Quantock Drive, Ashford, TN24 8QZ
Grid Reference	Easting 601005, Northing 143526
Parish Council	Central Ashford
Ward	Furley Ward
Application Description	First-floor side extension, garage conversion, fenestration, and roof alterations to conservatory
Applicant	Mr & Mrs Jones
Agent	Miss Parrett
Site Area	0.034 Hectares

Introduction

1. This is a householder application for planning permission, reported to the Planning Committee because the applicant is a staff member of Ashford Borough Council.

Site and Surroundings

2. The application site is located within the built confines of Ashford, to the southeastern end of Quantock Drive. The site is not within any designations.
3. The application site comprises a detached, three-bedroom, two-storey dwelling, with an integrated garage. In addition to the parking area to the front of the dwelling, the site has private amenity space to the rear.
4. The surrounding area consists predominantly of two-storey dwellings. The materials palette of the surrounding dwellings is largely the same as the application property and there is a clear and coherent design form within the street scene.



Proposal

5. Planning permission is sought for the erection of a first-floor side extension to sit above the existing garage, the conversion of the garage into habitable accommodation and for the refurbishment of the single-storey rear conservatory, including alterations to the fenestration and roof.

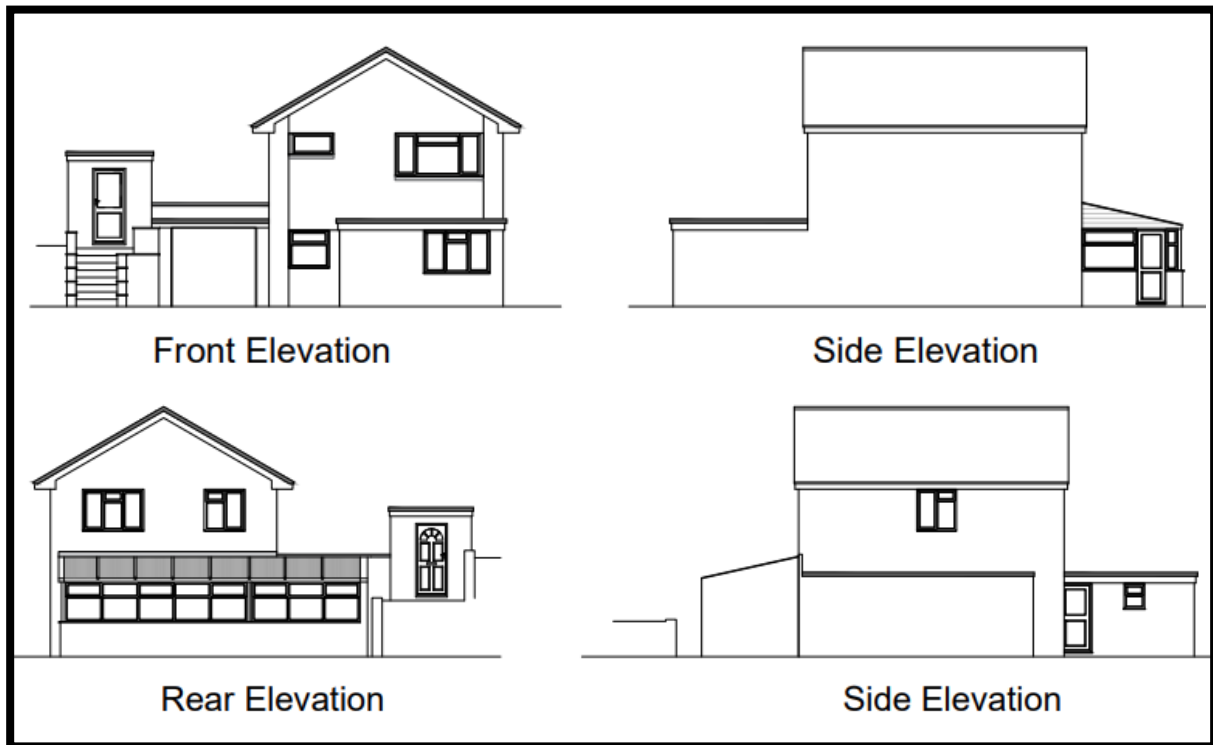


Figure 2 – Existing Elevations

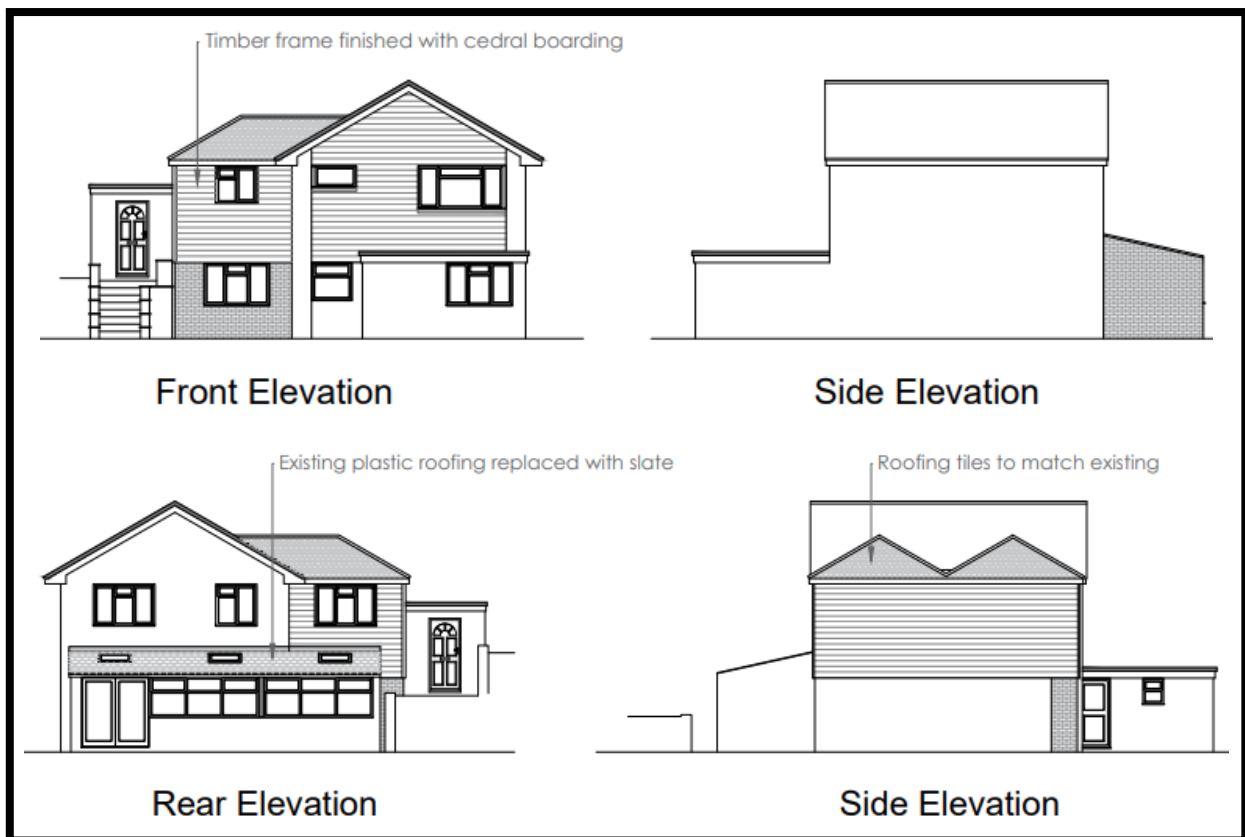


Figure 3 – Proposed Elevations

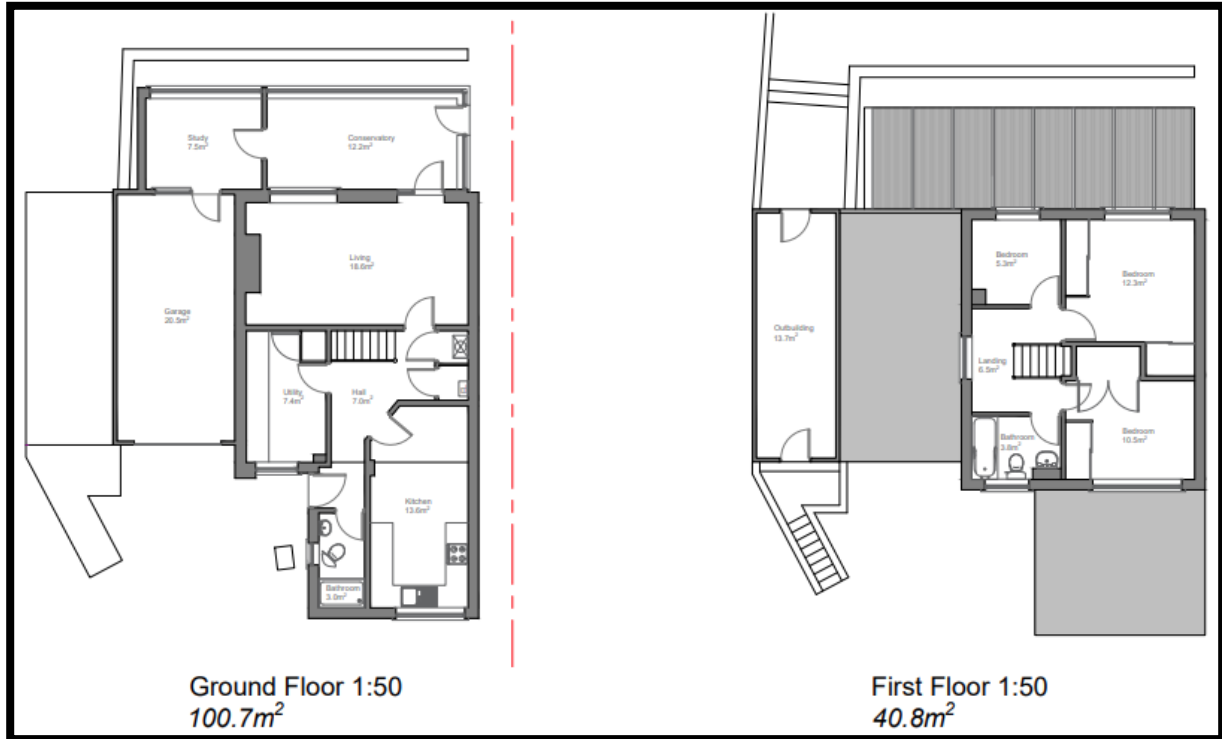


Figure 4 – Existing Floor Plan

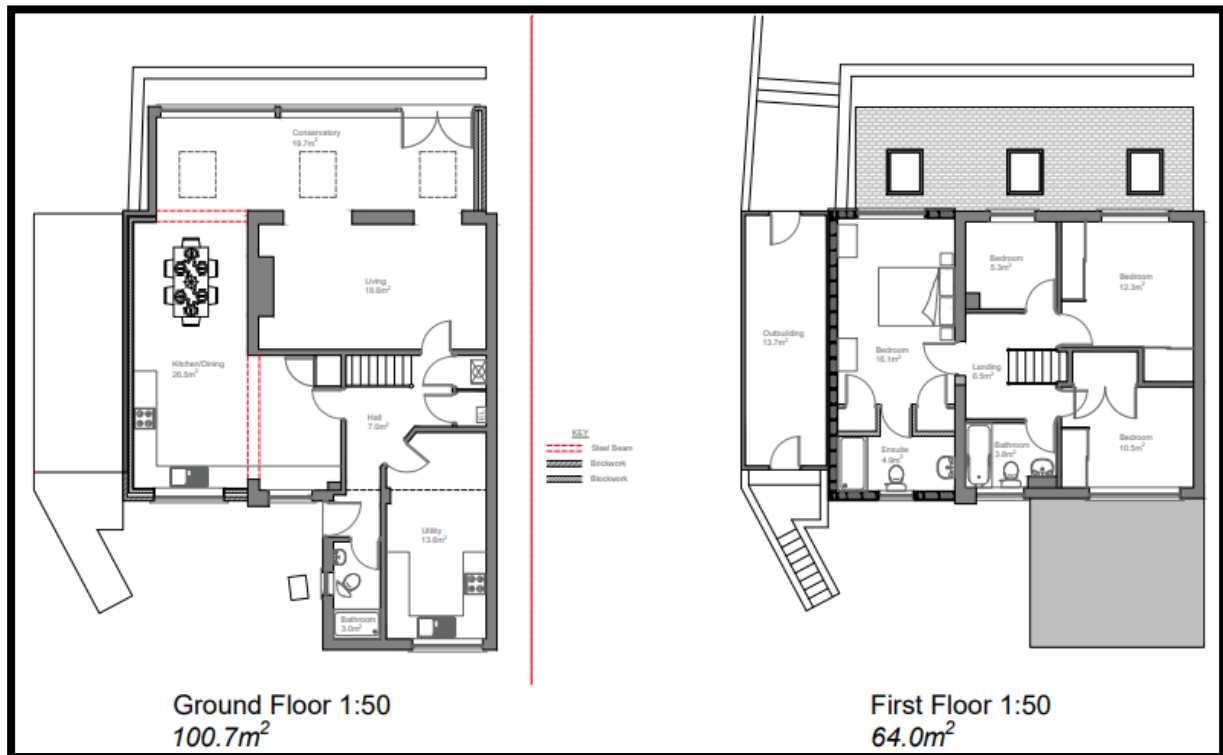


Figure 5 – Proposed Floor Plan

Planning History

6. There is no relevant planning history for this site.

Consultations

Ward Member: did not comment.

Six (6) neighbours: no letters of representation received.

Planning Policy

7. 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).
8. The relevant policies from the Development Plan relating to this application are as follows:

Ashford Local Plan 2030 (adopted February 2019):

- SP1 - Strategic Objectives,
- SP6 - Promoting High Quality 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
- Residential Parking and Design SPD 2010
- Climate Change Guidance for Development Management

Government Advice:

- National Planning Policy Framework (NPPF) 2021
- National Planning Policy Guidance (NPPG)

National Planning Policy Framework (NPPF) 2021

10. 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

11. The main issues for consideration are:

- Impact on visual amenity
- Impact on residential amenity
- Highway Safety

Visual Amenity

12. The proposed first-floor extension would be sited above the existing integrated garage and, owing to its location, to the side of the host dwelling and facing the highway, would be highly visible from the street scene. The proposed extension would have a hipped roof and would be set down approximately 1-metre below the ridge height of the main dwelling. In relation to materials, the extension and the first-floor front elevation of the host dwelling would be clad in cedar weatherboarding which would be generally consistent with the materials palette in the area. In light of the above, it is considered that the proposed first floor extension would appear as a sympathetic and subservient addition to the host property and would accord with Policy HOU8 of the local plan.

In addition to the first-floor extension, the application proposes the conversion of the existing garage into habitable accommodation. To accommodate this,

the garage, which is currently set back from the principal elevation by approximately 0.9-metres, would be extended towards the principal elevation by approximately 0.8-metres, resulting in a net increase in footprint of approximately 2.5 square metres. Additionally, the current garage door would be removed and replaced with a uPVC window unit that would match the style of fenestration at the host dwelling, with bricks that match the host dwelling used to infill the remaining space. Overall, given the minor nature of this aspect of the scheme, and the proposed use of matching materials, it is considered that the garage conversion would not result in unacceptable levels of visual harm.

13. Finally, the proposed refurbishment of the rear conservatory would involve the existing plastic roofing replaced with slate and the insertion of 3no. roof-lights. The proposed new door and replacement windows would match the style of fenestration throughout the dwelling and, therefore, would not appear incongruous. Overall, given the design of the refurbishments, it is considered that they would not amount to unacceptable levels of visual harm.
14. In light of the assessment above, it is considered that the proposal would comply with Policy HOU8 and SPG Note 10 in terms of visual amenity.

Residential Amenity

15. Owing to the design of the extension, no new windows or similar openings would be formed at first-floor level that would result in any unacceptable overlooking. Furthermore, the proposed development would not impose on the established separation distances between the dwelling and the site boundaries, ensuring that the proposal would not be overbearing or create a sense of enclosure to the neighbouring properties (5 and 9 Quantock Drive). Furthermore, owing to the level of separation between the application site and its neighbouring properties, the proposed development would not amount to any overshadowing or loss of light. Overall, it is considered that the proposed development would comply with Policy HOU8 and SPG Note 10 in terms of residential amenity.

Highway Safety

16. The proposed extension would amount to the creation of a fourth bedroom at the site which, in accordance with Policy TRA3a of the Local Plan, would increase the parking requirement from two spaces to three spaces. Building on this, the conversion of the garage is recognised as a loss of a designated parking space and, subsequently, the driveway must accommodate three

spaces. Guidance set out within the Residential Parking and Design Guidance SPD suggests that, for open spaces with a wall or fence to one side, a minimum width of 2.7-metres and length of 5 metres is required. With an approximate width of 9.5-metres and length of over 6-metres, the driveway is considered to be sufficient to meet the required number of spaces to ensure compliance with Policy TRA3a of the Local Plan. In addition, no alterations are proposed to the existing site access that would raise concerns regarding highway safety.

17. Overall, it is therefore considered that the proposal would not be of detriment to the highway safety of the site, or the surrounding road network.

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 assessment outlined above, the proposal fully accords with the Development Plan without causing any unacceptable harm. As such, it is recommended that planning permission is granted.

Recommendation

Permit

Subject to the following Conditions and Informatives:

1. 3-year standard condition
2. Approved Plans
3. Materials
4. Obscure glazing to the front-facing first-floor window serving shown on the plans to serve an ensuite.

Informatives:

1. Working with the Applicant

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 //AS)

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