

Application Number	PA/2023/2066
Location	Land adjacent to Griffin House, School Road, Appledore, TN26 2BA
Parish Council	Appledore
Ward	Isle of Oxney
Application Description Applicant	Proposed single dwelling with associated amenity garden, external swimming pool and vehicular parking Mr & Mrs Charlie Hill
Agent	Mrs Helen Whitehead, Price Whitehead
Site Area	0.23ha

Introduction

1. This application is reported to the Planning Committee at the request of Ward Member Cllr Shilton.

Site and Surroundings

2. The application site is located on the north western side of School Road and is currently used by the applicant as the extended garden of Griffin House, a large detached grade II listed farmhouse which is located off School Road. I would note that it has not been demonstrated that the lawful use of the application site is amenity land.
3. Falling outside of the built up confines of the settlement of Appledore Heath, the site is located within the countryside and lies within the Old Romney Shoreline landscape character area. To the north west, west and south west of the site are agricultural fields. To the north of the site is Griffen House and its associated amenity space and outbuildings. Lastly, to the east of the site are some residential properties fronting onto School Road.



Figure 1: Site Location Plan

Proposal

4. Planning permission is sought for the erection of a detached four bedroom dwelling with associated amenity garden, external swimming pool and vehicular parking. The access is existing.
5. This application is a resubmission following the refusal of application PA/2023/00826 which was refused for the follow reasons:
 - 1) The proposed development, by virtue of its location outside of the built up confines of Appledore, does not lie within easy walking distance of basic day-to-day services, and would therefore give rise to an unsustainable form of development, over-reliant on the private motor car to access everyday services to the detriment of the environment and contrary to the core principles of the Local Plan and the NPPF which seek to promote sustainable development in rural areas and avoid isolated homes in the countryside.
 - 2) The proposed development by virtue of its scale, siting and design would create a visually prominent and intrusive form of development which fails to satisfactorily integrate with the prevailing character and appearance of the surrounding area causing significant and unacceptable visual harm to the character and appearance of the countryside.

- 3) Insufficient information has been submitted to allow a full assessment of the implications of the development on the ecology and wildlife within and around the site. In the absence of this information the proposal would be harmful to matters of ecological importance.
6. In response to the refusal of PA/2023/00826 the following amendments to the design have been made in this re-submission application:
- Remove the front porch and replace it with a hipped roof front entrance canopy.
 - Replace the north east facing gable roofs with hipped roofs.
 - Increase the roof height of the single storey rear element of the building.
 - Replace the previously proposed slate roof with plain clay tiles.
 - Additional planting of native evergreen hedgerow species.
 - Introduce a ground source heat pump.

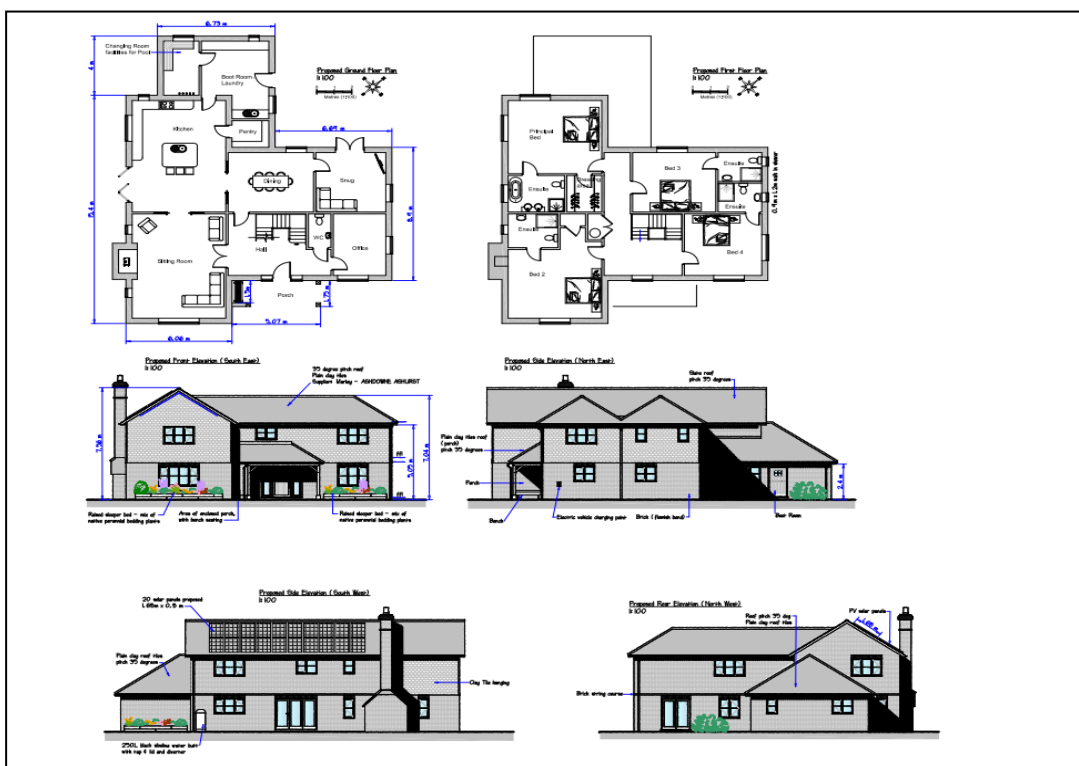


Figure 2: Proposed Plans Elevations

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Figure 3: Plan and Elevations Refused under PA/2023/0826

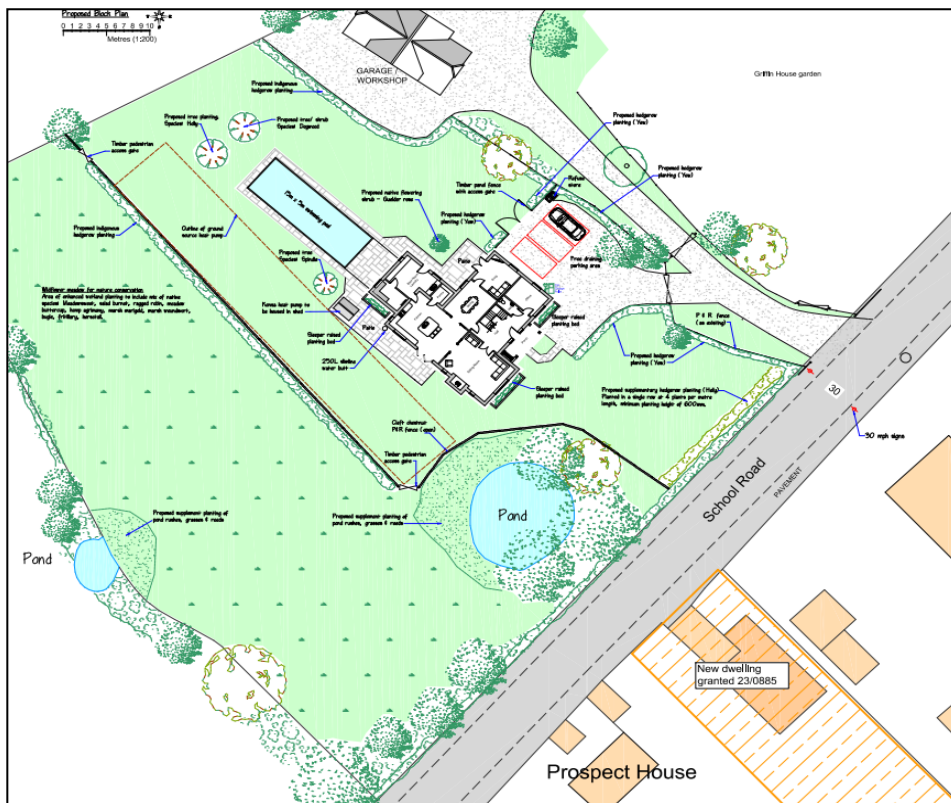


Figure 4: Proposed Layout and Landscaping

Planning History

7. The following planning history is relevant to the application;-
- 21/00656/AS - Lawful development certificate - existing - use of the land as domestic garden. The proposal in the application was not considered to be lawful and a certificate was not issued. Decision made on 27/05/2022.
 - PA/2023/0826 - Proposed new single dwelling with associated amenity garden, external swimming pool and vehicular parking. Planning application refused on 25/06/2023.

Consultations

8. **Appledore Parish Council:** Support the application on the condition that the footpath signpost is reinstated and the footpath along the driveway (as it is on the Kent Rights of Way map) is maintained.

(Planning officer note: there is no public right of way within the application site).

9. **KCC Ecological Advice:** Sufficient Information has been submitted in support of this application. They advise that conditions relating to a Great Crested Newt District Level Licence, a Construction Environment Management Plan, external lighting and biodiversity enhancement should be imposed upon any permission.
10. **Neighbours:** 16 neighbours were consulted on this case and a site notice was posted and a press advert placed. There were no letters of representation received.

Planning Policy

11. The Development Plan for Ashford borough comprises:
- i. the Ashford Local Plan 2030 (adopted February 2019).
 - ii. the Chilmington Green AAP (adopted July 2013).
 - iii. the Wye Neighbourhood Plan (adopted March 2016).
 - iv. the Pluckley Neighbourhood Plan (adopted April 2017).
 - v. the Rolvenden Neighbourhood Plan (adopted December 2019).
 - vi. the Boughton Aluph & Eastwell Neighbourhood Plan (adopted October 2021).
 - vii. the Egerton Neighbourhood Plan (adopted March 2022).
 - viii. the Charing Neighbourhood Plan (adopted July 2023).

- ix. the Kent Minerals and Waste Local Plan (2016) & the Kent Minerals and Waste Early Partial Review (2020).
12. Although not yet part of the Development Plan, the following emerging Neighbourhood Plans are a material consideration:
- i. Tenterden Neighbourhood Plan currently at Examination.
 - ii. Pluckley Neighbourhood Plan Review currently at Examination.
 - iii. Aldington & Bonnington Neighbourhood Plan currently at Examination.
13. The relevant policies from the Development Plan relating to this application are as follows:
- SP1** Strategic Objectives
 - SP2** The Strategic Approach to Housing Delivery
 - SP6** Promoting High Quality Design
 - HOU5** Residential windfall development in the countryside
 - HOU12** Residential Space Standards (internal)
 - HOU14** Accessibility standards
 - HOU15** Private external open space
 - ENV1** Biodiversity
 - ENV3a** Landscape Character and Design
 - ENV4** Light pollution and promoting dark skies
 - ENV7** Water Efficiency
 - ENV9** Sustainable Drainage
 - ENV13** Conservation and Enhancement of Heritage Assets
 - TRA3a** Parking Standards for Residential Development
 - TRA6** Provision for Cycling
 - EMP6** Promotion of Fibre to the Premises (FTTP)
14. The following are also material considerations to the determination of this application.

Supplementary Planning Documents

Landscape Character SPD 2011
Residential Parking SPD 2010
Residential Space & Layout SPD 2011
Dark Skies SPD 2014

Informal Design Guidance

Climate Change Guidance for Development Management 2022
Design Guidance Note 1: Residential layouts & wheeled-bins
Design Guidance Note 2: Screening containers at homes

Design Guidance Note 4: Non-Mains Drainage for Local Planning Authorities and Developers

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. The following sections of the NPPF are relevant to this application:-

- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places

National Planning Policy Guidance (NPPG)

Technical housing standards – nationally described space standards

Assessment

15. The main issues for consideration are:

- Principle of Development
- Design, Character and Appearance
- Residential Amenity and Standards
- Parking Provision and Highway Safety
- Ecology
- Other Matters

Principle of Development

Sustainability

16. The starting point for decision making, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, is the adopted development plan. Decisions should be taken in accordance with the policies in such plans, unless material considerations indicate otherwise.

17. The application site is located outside of a settlement boundary and within the countryside and consequently this proposed residential windfall development should be considered against and comply with the criteria within policy HOU5.

Policy HOU5 reads as follows:

“Proposals for residential development adjoining or close to the existing built up confines of the following settlements will be acceptable:

Ashford, Aldington, Appledore, Bethersden, Biddenden, Brabourne Lees/Smeeth, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, High Halden, Hothfield, Kingsnorth, Mersham, Pluckley, Rolvenden, Shadoxhurst, Smarden, Tenterden (including St Michaels), Wittersham, Woodchurch and Wye.

Providing that each of the following criteria is met:

- a) The scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers;
- b) The site is within easy walking distance of basic day to day services in the nearest settlement, and/or has access to sustainable methods of transport to access a range of services;
- c) The development is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network without adversely affecting the character of the surrounding area;
- d) The development is located where it is possible to maximise the use of public transport, cycling and walking to access services;
- e) The development must conserve and enhance the natural environment and preserve or enhance any heritage assets in the locality; and,
- f) The development (and any associated infrastructure) is of a high quality design and meets the following requirements:-
 - i) it sits sympathetically within the wider landscape,
 - ii) it preserves or enhances the setting of the nearest settlement,

- iii) it includes an appropriately sized and designed landscape buffer to the open countryside,
- iv) it is consistent with local character and built form, including scale, bulk and the materials used,
- v) it does not adversely impact on the neighbouring uses or a good standard of amenity for nearby residents,
- vi) it would conserve biodiversity interests on the site and / or adjoining area and not adversely affect the integrity of international and national protected sites in line with Policy ENV1.

Residential development elsewhere in the countryside will only be permitted if the proposal is for at least one of the following:-

- Accommodation to cater for an essential need for a rural worker to live permanently at or near their place of work in the countryside;
- Development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- It is the re-use of redundant or disused buildings and lead to an enhancement to the immediate setting;
- A dwelling that is of exceptional quality or innovative design* which should be truly outstanding and innovative, reflect the highest standards of architecture, significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area;
- A replacement dwelling, in line with policy HOU7 of this Local Plan;

Where a proposal is located within or in the setting of an AONB, it will also need to demonstrate that it is justifiable within the context of their national level of protection and conserves and enhances their natural beauty.

*These proposals will be required to be referred to the Ashford Design Panel and applications will be expected to respond to the advice provided.”

18. In terms of the principle of development, under application PA/2023/0826, a similar proposal was considered unacceptable for the reasons that the site does not lie within easy walking distance of basic day-to-day services, and would therefore give rise to an unsustainable form of development. As well as being a visually intrusive development. This has not changed and is expanded upon further below.
19. Although policy HOU5 is a permissive policy, it protects against unsustainable and inappropriate siting of residential windfall development in the countryside.

New dwellings within the countryside should only be located in sustainable locations with no significant ecological or landscape impacts. The policy aligns with the aim of the NPPF to 'avoid isolated development in the countryside' both in terms of physical isolation from other residential properties, and also isolation from essential services required for day-to-day living. The policy is therefore considered to be broadly consistent with the Framework.

20. The first part of policy HOU5 allows for residential development adjoining or close to the built up confines of the settlements listed. The nearest settlement to the site, listed within the policy is Appledore. I would note that Appledore Heath is not considered to be a sustainable settlement in terms of policy HOU5. The edge of the built confines of Appledore (as defined by the Council's adopted 'Village Confines' map (2019)) is located between 685m – 825m walk from the site (depending on the route taken). At this distance, and for the purposes of assessing this application the proposal is considered to be close to the built-up confines of Appledore.
21. Criterion (b) of Policy HOU5 requires a development site to be located within easy walking distance of basic day-to-day services in the nearest settlement and/or have access to sustainable methods of transport to access a range of services. As a guide, paragraph 6.58 of the policy preamble sets out that basic services such as a grocery shop, public house, play/community facilities and a primary school should be within a "generally accepted easy walking distance" of 800m to be considered sustainable.
22. The application site is located approximately 805m walk away from the Appledore playground and recreation ground. Situated further from the site is the village hall (approximately 1km walk away), the post office/convenience store (approximately 1.22km walk away) and the village pub (approximately 1.44km walk away). It is important to note that the route of these minimum walking distances would be unsafe to navigate due to a significant proportion of the route being along a very narrow rural lane connecting School Road and Woodchurch Road with no footway or street lighting. Such conditions could result in highway safety issues / conflicts between pedestrians and vehicles.
23. In order to avoid the unsafe rural lane short cut referenced above, one would need to walk along School Road until its junction with Woodchurch Road and then along Woodchurch Road into Appledore. This route would not only add approximately 140m walking distance to the already excessive highlighted walking distances to the facilities in Appledore, but this alternate route would also be unsafe. Approximately 120m of Woodchurch Road along the longer route would have no pavements and very limited external lighting. Consequently, this alternate route would also be considered to be unsafe in highway safety terms.

24. It is reasonable to assume that the excessive distances and unsafe nature of the walking routes from the site to access the services / facilities in Appledore, would be a disincentive to walking or cycling. Therefore, I do not consider that the site is able to encourage a modal shift away from car usage and provide sustainable access to services / facilities.
25. Furthermore, access to public transport from the site is extremely limited with the nearest bus stops to the site being located near the junction of Woodchurch Road and Heathside. The said bus stops would only be accessible via unsafe walking routes from the application site, which is not appropriate or sustainable. In addition to this the said bus stops are serviced by a single bus route, which only runs once a day from the village. Therefore, given the location of the bus stops in Woodchurch Road and the lack of frequency of services by which they are served, I do not consider that the proposed site is within easy walking distance of sustainable methods of public transport provision. For these reasons criterion (d) of Policy HOU5 on access other than by a private vehicle would not be met either.
26. Consequently, it would be fair to conclude that the future occupants of the dwelling would be primarily reliant upon private vehicle use in order to meet even their basic day-to-day needs for shops, services, schools and employment. The lack of sustainability for the proposed dwelling would not only be contrary to the local plan but also to the requirements of the NPPF.
27. Policy SP1 sets out a number of strategic objectives to deliver the 'vision' for the Borough in 2030, which are also core planning principles to which planning applications are expected to adhere. These objectives/principles are wide-ranging and include focusing development at accessible and sustainable locations and promoting access to a wide range of sustainable transport modes. This is consistent with NPPF which seeks a presumption in favour of sustainable development in all planning decisions.
28. Whilst the application site may be 'close' to the built-up confines of Appledore, as it has been established, the location would neither provide future occupiers with reasonable access to shops and services nor maximise the use of public transport, cycling and walking to access services, contrary to Policy SP1, criteria (b) and (d) of Policy HOU5, and the NPPF. The proposal is thus an unsustainable form of development and cannot therefore in principle be supported.
29. I would note that the application refers to other proposal sites within the vicinity. However, each case is judged on its own merits and should not be used as precedent to justify development where it would not otherwise be acceptable. In any event some of the sites referenced by the applicant are located within the built confines of Appledore Heath itself, some were older schemes determined prior to the adoption of the current local plan and policy

HOU5 and others were located in more sustainable locations with less visual harm.

5 year housing land supply

30. At this time the Council cannot currently demonstrate a 5-year supply of housing land. Its confirmed position is 4.54 years, and therefore paragraph 11 (d) of the National Planning Policy Framework 2021 (NPPF) is engaged. This states that for decision taking, planning permission should be granted where the relevant polices can be considered out of date unless: “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” As set out within this committee report, the proposal would constitute unsustainable development due to demonstrable harm it would cause to the character of the surrounding countryside and the unacceptable degree of separation from Appledore and day to day services.
31. Whilst the site is not isolated in terms of being a dwelling located on its own, the site is nonetheless considered to be isolated and unsustainably located in terms of access and distance to settlements listed in HOU5 and associated local facilities and services. The proposal therefore fails to be sustainable development as set out in the NPPF. I consider that the local plan policies most relevant to this proposal are consistent with the aim of the NPPF to create sustainable well designed places which are sympathetic to the local character, including the surrounding built environment and landscape setting. Therefore, I consider that the policies of the local plan, including those policies listed within this committee report should be given full weight in the determination of the application.

Landscape Character and Appearance

32. Policy SP6 states that development proposals must be of high-quality design and demonstrate careful consideration of and a positive response to a number of design criteria. This includes character, distinctiveness, and sense of place. All development proposals need to reflect their local context, particularly where this has a special character or features of interest, whether built or natural. This is supported by policy ENV3a which seeks development to demonstrate particular regard to the landscape. Attention must be paid, amongst other things, to the presence and pattern of historic landscape features, the setting of vernacular buildings and guidance given with the landscapes character SPD. This is supported by sub-paragraph (f) of policy HOU5 which states, amongst other things, that development must sit sympathetically within the wider landscape. This approach is consistent with the NPPF which seeks development which adds to the overall quality of the area as a result of good architecture, layout and appropriate and effective landscaping.

33. The application site lies within the Old Romney Shorelines landscape character area where the landform slopes southward towards the Romney Marsh. Extensive views out of the area are available to the south and west across the flat expanses of the Romney Marsh, where wind turbines stand out as prominent features in the largely treeless landscape. Within the character area, views stretch across undulating mixed farmland of predominantly oil seed rape and sheep grazing. There is a varied field pattern although to the south, immediately adjacent to the marsh, grazed fields are more extensive and exposed. The open and less enclosed character is partly owing to the extensive views out of the area across the marsh to the south. Ditches and sewers run southwards towards the marsh and some of the lower land is evidently wetter, with sedges emerging through the grazed pasture. As such the sensitivity of the landscape is high and the overall guidelines for the area are to conserve and restore.
34. The application site carries no landscape designations but does reflect elements of local landscape character identified. Notwithstanding that the site is now used as extended garden (the lawful nature of which has not been agreed by the Local Planning Authority), the character of this green and verdant site within the countryside is flat and open, which is typical in this rural locale and respects its open countryside setting. With substantial breaks in built form, the site is visually divorced and separated from the built confines of Appledore Heath. It does benefit from some limited degree of visual enclosure by existing boundary vegetation. That said, due to the proposed scale, bulk and mass of the dwelling proposed combined with the development being located within an open green site which contributes to the open character and appearance of the countryside, I consider that significant localised harm to the landscape character would still be caused by the development.
35. Compared to the scheme that was previously refused, the submitted proposal continues to seek a large two storey dwelling that would be situated centrally within the existing green open space. A sizeable building driven by the generous ground floor and first floor accommodation is being sought. The proposed dwelling, despite its set back from the road, would have no immediate relationship with the existing settlement edge or the existing built form, which is characterised by traditionally rural vernacular buildings. Overall, the large dwelling would represent a visually discordant form of development owing to its proposed scale and suburban design. The proposed dwelling would appear prominent and intrusive, failing to assimilate with the existing built form and visually impeding the long-distance views of uninterrupted countryside. The proposed dwelling would result in an erosion of this visually open and green site and would introduce aesthetically intrusive urbanisation with this rural countryside locale, which would not be acceptable.

36. It is noted that this proposal seeks to mitigate the visual harm with new landscaping, nevertheless, this is not enough to overcome the visual harm identified. Because of its siting, scale and design the dwelling would erode the green space and openness which characterise this part of the countryside and visually impede upon views of the countryside from the various public vantage points along the road, particularly on approach from the west.
37. Visual harm would also come from the domestic paraphernalia associated with the new dwelling and the proposed swimming pool. This would effectively domesticate the site further altering and diminishing its rural appearance to detriment of the site's rural character. Bearing in mind the principle that the intrinsic character and beauty of the countryside should be recognised, such a change should be regarded as adverse.
38. Overall, it is considered that the proposed development would lead to the erosion of the rural landscape through residential domestication, which would result in unacceptable visual harm to the visual amenity of the countryside. The siting, size, and design of this large detached dwelling would result in a demonstrable level of visual harm to the character and appearance of the site and the countryside environment as a whole. The proposal fails to protect or enhance the character of the landscape within which it would be located and this is unacceptable. Whilst some public views of the development would be limited, I do not consider this justifies the development in the face of the unacceptable harm that has been identified. With no overriding justification of the site for residential purposes, I therefore conclude the proposal would harm the character and appearance of the area and the proposal fails to comply with Policies SP6, ENV3a and HOU5.

Heritage

39. Policy ENV13 and the NPPF state that heritage assets should be conserved in a manner appropriate to their significance, The LPA is required to identify and assess the particular significance of any heritage asset and take this assessment into account when considering the impact of a proposal on a heritage asset to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
40. Whilst some harm to the significance of Griffin Farmhouse would be caused through the addition of a large dwelling to the south of the listed building, this would be less than substantial and it is outweighed by the social benefit of enhancing the living accommodation. Given the distance of the proposal to the listed building, I consider that the historic core of farmhouse would remain intact and the positive contribution this historic building makes toward the historic rural environment would be preserved.

Residential Amenity

41. Section 12 of the NPPF refers to design and the standard of amenity. Paragraph 127 states, amongst other things, that planning policies and decisions should ensure that developments:

“Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”
42. Considering the position of the proposed dwelling and distance to the nearest neighbours the proposed development would not result in harm to residential amenity.
43. In respect of future residents, the internal accommodation proposed complies with the nationally described space standards and habitable rooms would be afforded acceptable levels of outlook and luminance. Plus, the proposed garden area is of an acceptable size.

Parking Provision and Highway Safety

44. It is a requirement under policy TRA3 that proposals seeking the provision of four bedroom dwellings should secure the provision of three off-road parking space per dwelling. Three parking spaces are proposed to be provided. The proposal is thus policy compliant in this regard.
45. Given the proposed use, the development would not result in an intensification in the use of the access which would be detrimental to highway safety or to that of other highway users. The proposed layout, allows vehicles to enter and exit in forward gear which is acceptable.
46. No details of bicycle storage have been submitted but these can be sought as a condition of any planning approval.

Ecology

47. In the previous application, the presence of Great Crested Newt's (GCN's) within the onsite pond was confirmed through an egg search. Due to the likelihood of GCN's utilising grassland and scrub habitats within the site further information was required from the applicant regarding how they propose to address the issue. For example whether to seek a traditional licence or seek a District Level Licensing (DLL). If the applicant wished to seek a traditional licence, survey results and a full mitigation strategy would be required to be submitted, to demonstrate that mitigation of impacts is achievable and that a licence would be issued. Alternatively, a countersigned

DLL impact assessment and conservation payment certificate (IACPC) should be submitted prior to determination of the application.

48. A countersigned DLL impact assessment and conservation payment certificate (IACPC) has now been submitted and subject to a planning condition securing evidence that the full Great Crested Newt District Level Licence conservation payment has been made to Natural England and the licence issued, Officers are satisfied that the potential ecological impact of the proposed development has been fully considered and mitigated against.
49. KCC Ecology advise that were the scheme considered acceptable, then issues relating to construction, external lighting and biodiversity enhancement could also be addressed via the addition of suitably worded conditions upon any permission.

Human Rights Issues

50. I have 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

51. 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

52. The proposal is not supported in principle when considering the strategic policies of the local plan and the wider aspirations of the National Planning Policy Framework. The proposal would constitute unsustainable development because of the location and would also result in visual harm to the character and appearance of rural area and surrounding countryside. Although the proposal would lead to additional housing supply in the Borough, this limited planning benefit does not constitute a material consideration that is sufficient to outweigh the significant and demonstrable harm that would arise in this instance. I have weighed the scale of the Borough's housing supply deficit in the balance in reaching this conclusion.

53. Whilst the previous reason for refusal regarding the potential ecological impacts of the development has been addressed, it remains the case that proposal represents an unsustainable form of development which, by virtue of its siting, scale and design would also cause significant and unacceptable visual harm to the countryside.
54. The proposal fails to meet the requirements of policies SP1, SP6, HOU5 and ENV3a and is contrary to advice contained within the NPPF. For these reasons, it is therefore recommended that the application be refused.

Recommendation

Refuse on the following grounds:

1. The proposal is contrary to Policies SP1, SP6, HOU5 and ENV3a of the Ashford Local Plan to 2030, The Landscape Character SPD and Central Government guidance contained in the National Planning Policy Framework 2023 and would therefore be contrary to interests of acknowledged planning importance for the following reasons:
 - (i) The proposed development, by virtue of its location outside of the built up confines of Appledore, does not lie within easy walking distance of basic day-to-day services, and would therefore give rise to an unsustainable form of development, over-reliant on the private motor car to access everyday services to the detriment of the environment and contrary to the core principles of the Local Plan and the NPPF which seek to promote sustainable development in rural areas and avoid isolated homes in the countryside.
 - (ii) The proposed development by virtue of its scale, siting and design would create a visually prominent and intrusive form of development which fails to satisfactorily integrate with the prevailing character and appearance of the surrounding area causing significant and unacceptable visual harm to the character and appearance of the countryside.

Note to Applicant

1. Working with the Applicant - Refusal

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council website (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)

Contact Officer: Laura Payne
Email: laura.payne@ashford.gov.uk
Telephone: (01233) 330738