

Application Number	PA/2024/0116
Location	2 Craythorne, Tenterden, TN30 6SD
Grid Reference	88953 / 33873
Parish Council	Tenterden Town Council
Ward	Tenterden North
Application Description	First floor extension to create two storey dwelling
Applicant	Mr R Overton
Agent	Mr D Harman
Site Area	0.03 ha

Introduction

1. This application is reported to the Planning Committee at the request of the Ward Member Councillor Mulholland.

Site and Surroundings

2. The application site comprises of a two bedroom detached bungalow at the southernmost end of the cul-de-sac known as "Craythorne" within a residential area of Tenterden. It is not within any designated areas. The dwelling has been extended to provide a modest, single storey rear extension. Parking is available on the driveway for two vehicles.
3. The land levels within Craythorne slope upwards slightly from south to north. The prevailing character of the street scene is one of a mix of property styles and sizes. The properties to the north of the site are bungalows, and the properties on the eastern side of Craythorne are two storey semi-detached dwellings. To the south of the site there are two-storey mews houses which form a gated development at the end of the cul-de-sac (granted permission in 2006), and the dwellings to the rear (west) of the site (fronting Beacon Oak Road) are also two storey detached properties. Properties in Craythorne and in the immediate locality also have a mix of finishings. Of note are a number of more modern detached chalet style dwellings in the northern most part of Craythorne, which have varying external material finishes including upvc style weatherboarding.

4. There is a vehicle access lane to the rear of the application site which not only serves some of the properties on Craythorne but also the Beacon Oak Road sites and is host to the various garages and outbuildings that serve those individual properties.
5. It is of note that the neighbour at No 6 Craythorne benefits from a large rear dormer window which faces towards the west. No 4 Craythorne also benefits from a single storey side extension.



Figure 1 Site Location Plan & Rear Access

Proposal

6. Full planning permission is sought for the addition of a first floor extension with a fully hipped roof to the property to create a two storey dwelling.
7. As originally submitted, the proposed plans showed four bedrooms. Following officers' concerns over the potential for over-development of the plot and the lack of available external space to support a four bedroom property, amended plans were submitted reducing the proposals to a three bedroom property.



Figure 2 Existing Elevations



Figure 3 Proposed Elevations

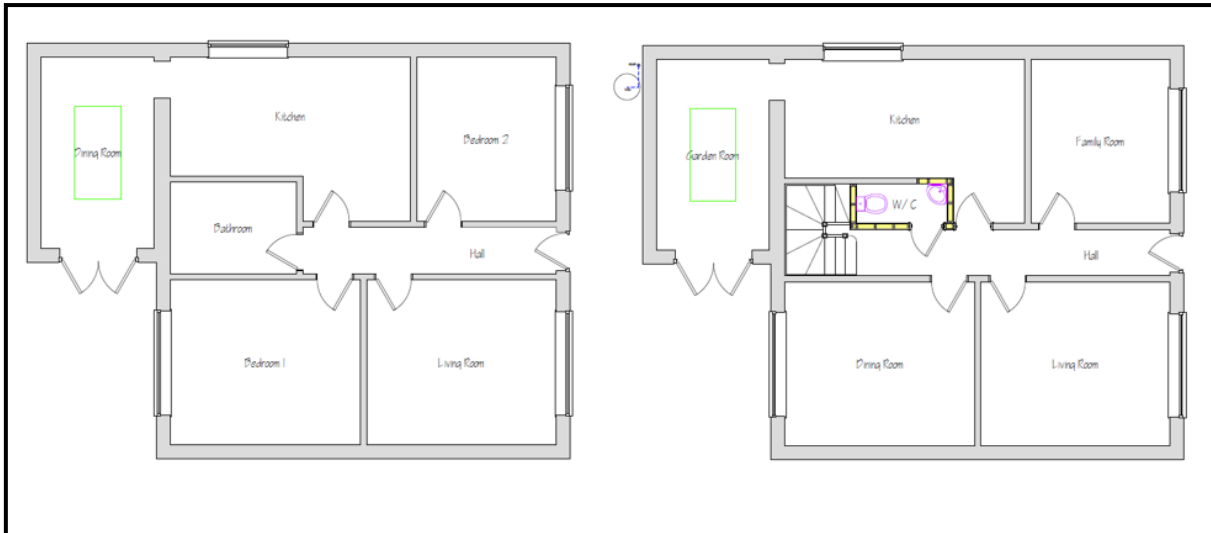


Figure 4 Existing (left) and Proposed (right) Ground Floor Plans

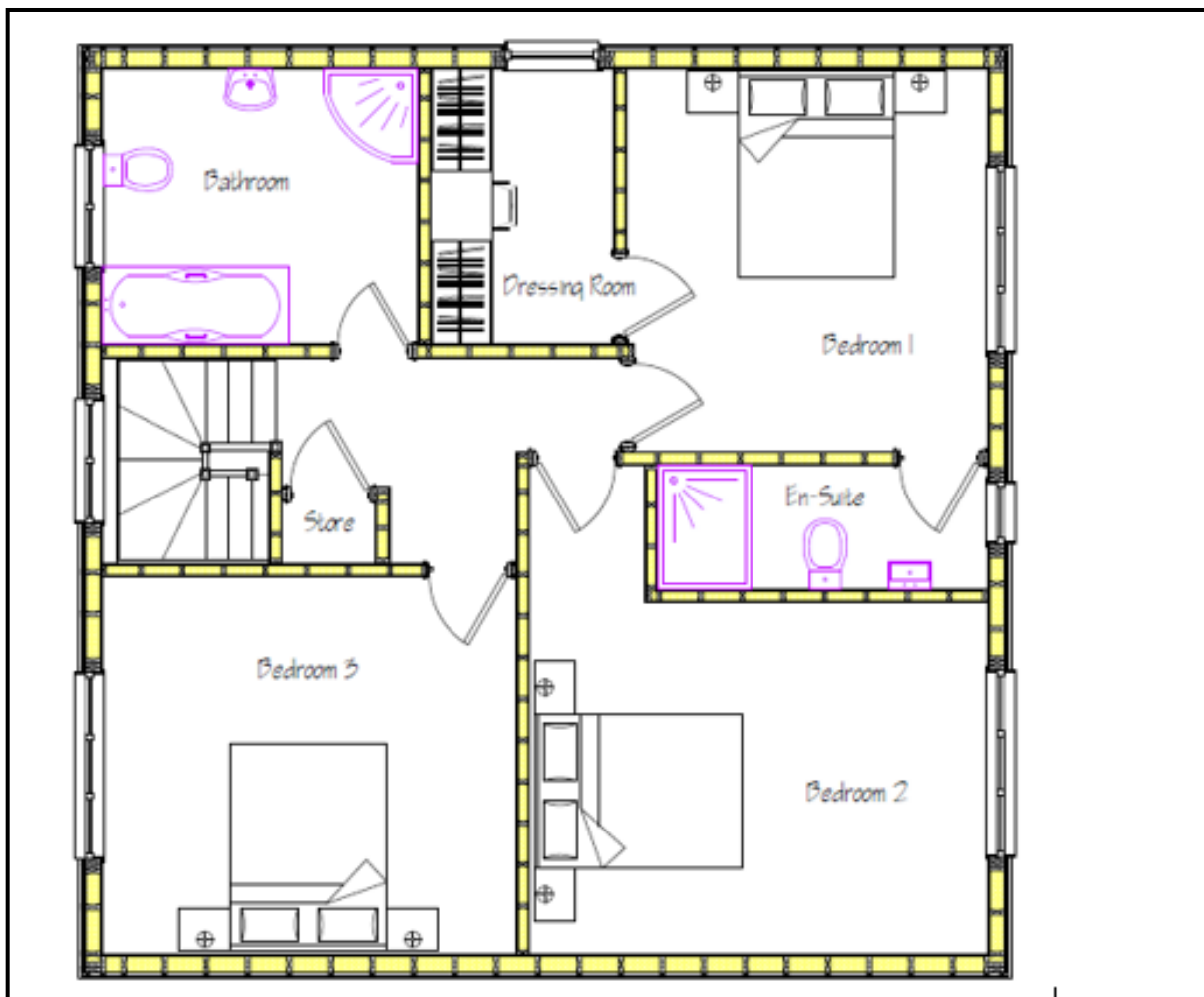


Figure 5 Proposed First Floor Plan

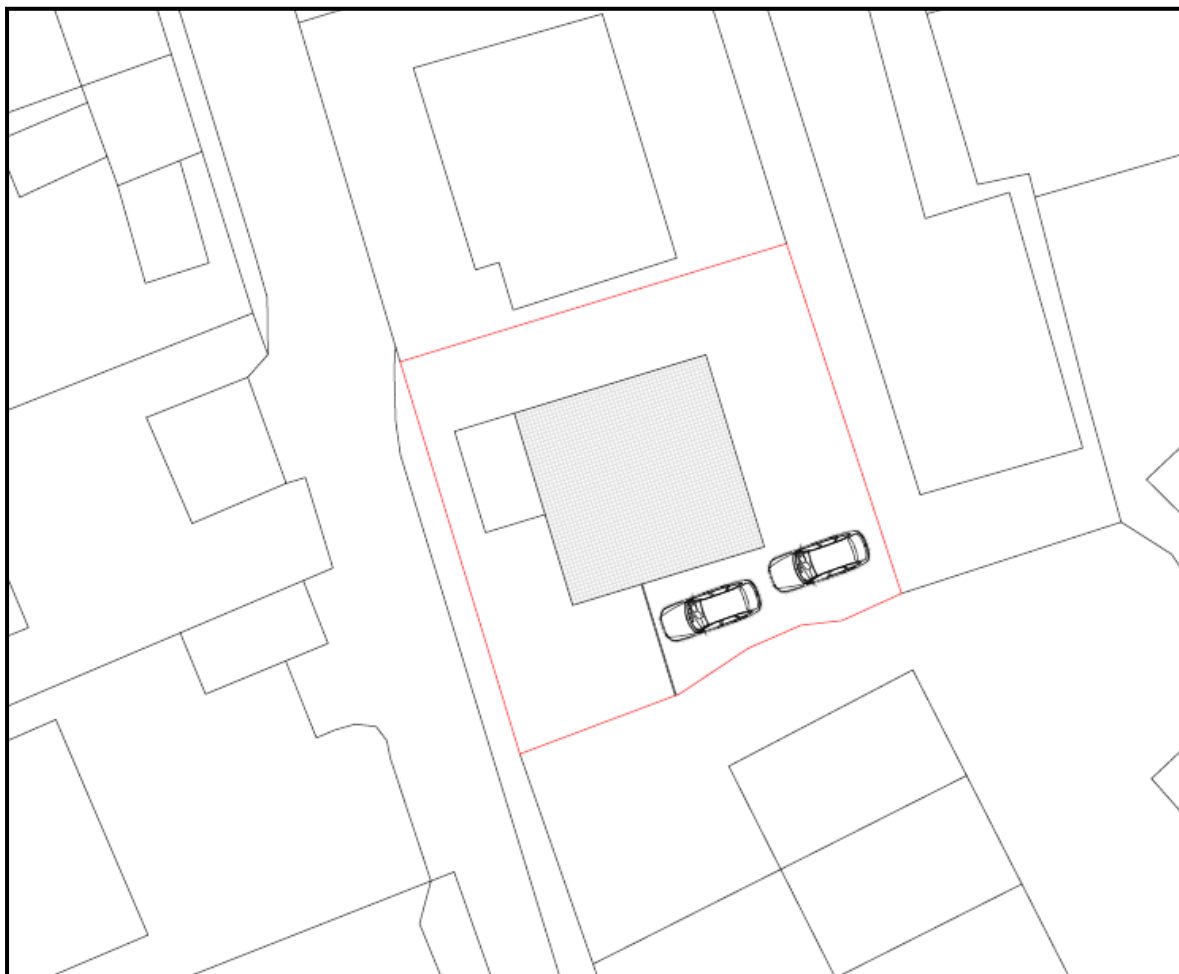


Figure 6 Proposed Block Plan



Figure 7 Looking Southwards Along Craythorne



Figure 8 Properties Opposite Application Site

Figure 9 Example of Property at Northern Section of Craythorne





**Figure 10 Rear of No 6 Craythorne
Facing rear Access Lane**

Planning History

8. No recent relevant planning history.

Consultations

9. **Ward Member:** Councillor Mulholland has called the application in to be determined by the Planning Committee.
10. **Tenterden Town Council:** objects to the proposal for the following reasons:
 - Overdevelopment.
 - The scheme fails to meet parking standards as there is no new vehicular access and no room for visitor parking.
 - Visual amenity. The site is situated in a “high spot” adjacent to the Tenterden Conservation Area, and would appear overbearing and incongruous.
 - Concerns over the impact to residential amenity for neighbouring properties.
 - Poorly designed construction.
 - Climate mitigation is inadequate.

- The proposal would set an unreasonable precedent in the area.
- It should be noted that this property sits within the North Ward rather than South Ward as is stated on the planning portal.

(Planning Officer note: the site is not considered adjacent to the Conservation Area; the Conservation Area boundary is at Beacon Oak Road with all the properties on the eastern side of Beacon Oak Road along with the access road to the rear of the site acting as a separation barrier. Also, the change of the scheme from a 4 to a 3 bedroom property negates the requirement for additional parking provision on site and there is an existing vehicle crossover on site. The issues over the North/South ward were amended on the system on 5th March 2024. The other issues raised will be addressed later in the report).

11. **Neighbours:** 4 neighbours consulted and 10 letters of objection were received from 8 addresses, which raised the following concerns:

- The proposal would be out of keeping with the homes in Craythorne and the surrounding roof scape.
- The roofline of the dwelling would be higher than the bungalows and the adjacent Mews houses.
- Many houses have opened up their loft spaces, but kept to the existing roof height.
- It would set a negative precedent for future development on adjacent properties.
- The proposed rendering / weatherboarding would also be out of keeping.
- The proposal would be an overdevelopment of the site.
- Concern raised over alleged inadequate parking provision and access to the said parking spaces.
- Lead to increased vehicle usage.
- Loss of privacy, loss of light and overshadowing for adjoining occupiers.
- The proposal would devalue adjoining properties.
- The water butt shown on the rear garage flat roof. Reference to water butt having zero impact on SUDs - box ticking.
- Query over right of way to front – this should be amended to the rear access road.
- Properties within 20 metres of the site boundary were not consulted and no site notice put up.
- The foundations have been underpinned in the past and therefore unlikely that the underpinned foundations have sufficient structural integrity to support a second storey and therefore the proposal must be refused on safety grounds.
- Construction would lead to long term disruption to Craythorne.
- Reference to acute shortage of bungalows and providing a range of housing for older people / less agile people.
- Reference to 10% biodiversity net gain.

- Reference to whether this was a prior approval application.

(Planning Officer note: for complete avoidance of doubt, this is an application for full planning permission. Some neighbours were under the impression that, due to the change in application reference number styles adopted in 2022 as a result of new software, the prefix PA meant that this application was “Prior Approval” – however this is not the case and the neighbours have been made aware of this. This is not an application for permitted development and as such, any reference to the GPDO and associated criteria is irrelevant.

As far as neighbour consultation is concerned, the neighbours have been consulted in accordance with the Council’s Statement of Community Involvement and all neighbours who share a boundary have been consulted. There is also no need for this scale and type of application to display a site notice. Furthermore, the reference to a water butt on the garage has been changed by the agent and it is the Council’s requirement that a water butt is shown within the site for development of this nature.

Furthermore, property values are not a material planning consideration and any issues over rights of way would be a civil matter. It should also be noted that householder applications are exempt from BNG requirements and that issues pertaining to any underpinning would be dealt with via Building Regulations. The other issues raised will be addressed later in the report).

Planning Policy

12. 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).
13. 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.
14. 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
- ENV3a – Landscape Character and Design
- TRA3a – Parking Standards for Residential Development
15. The following are also material considerations to the determination of this application.
- (i) Ashford Borough Council Climate Change Guidance for Development Management

Supplementary Planning Guidance/Documents

SPG10 Domestic Extensions in Urban and Rural Areas adopted June 2004

Residential Parking and Design SPD 2010

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:-

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

National Planning Policy Guidance (NPPG)

Assessment

16. The main issues for consideration are:

- Impact on visual Amenity
- Impact on residential Amenity
- Highway Safety

Impact on visual Amenity

17. The above related policies and SPG / SPD guidance relate to the need for high quality of design. It is a requirement that proposed extensions are designed in such a manner that they do not cause harm to the character and appearance of the host dwelling or the surrounding built form and the wider landscape.

18. Policy HOU8 of the local plan is a permissive policy and allows for the extension of existing dwellings if each of the following criteria is met:-

- The existing dwelling enjoys a lawful residential use;
- The extension would not materially harm any neighbouring uses;
- The proposed extension is suitable in terms of size, scale and materials to the existing dwelling;
- Is designed to ensure that it does not result in harm to the overall character and appearance of the area or streetscene.

19. The policies included within the local plan are consistent with the National Planning Policy Framework and the National Planning Practice Guidance.

20. The guidance in SPG Note 10 'Domestic Extensions in Urban and Rural Areas' states that extensions to existing dwellings in settlements such as Tenterden can be accommodated as a matter of principle providing that the impact of the resultant enlarged dwelling is one that:-

- expresses a coherent design form;
- Does not result in a poorly proportioned or visually intrusive form of building within a street scene or over a wider area, and;
- does not result in over-development of the site through unacceptable cumulative levels of householder related development at the site over time to the detriment of the character and environmental quality of the surrounding area.

21. The preamble to Policy HOU8 states that the enlargement of dwellings to accommodate additional living space is important in ensuring that the existing housing stock is suitable for the current and future residents of the borough. By modernising, adapting or enlarging an existing dwelling its life can be

significantly extended, which in turn, contributes to the future sustainable development of the Borough.

22. The proposed additional floor on the original property, would ensure that the proposal would not result in an increase in the overall footprint of the dwelling within the plot. Whilst the proposal is an enlargement of the property in terms of an additional 2.5m in height, the fully hipped roof design of the resultant dwelling would reduce the impression of bulk and, overall, the development provides acceptable additions to the property, being neither out of scale nor overly bulky. The simple and sympathetic design of the additional storey and the proposed hipped roof would also ensure that the dwelling would appear as a coherent and well balanced property. I also consider it important to note that the proposal will allow the property to function as a family dwelling for current and future occupiers of the site.
23. Concerns have been raised with regard to the visual impact of the extension within the locality. However, it is important to appreciate the specific circumstances of this application site. No 2 Craythorne is located towards the southern end of the cul-de-sac, and is viewed adjacent to and in the context of two storey dwellings to the south (the mews housing), to the east on the opposite side of the road, and to the west / rear with properties fronting Beacon Oak Road. The proposed sympathetic extension and roof form would further ensure that the development would not appear excessively tall or intrusive when viewed in the street scene or wider locality. Consequently, I am of the view that the modest and sympathetically designed addition to the property would not appear intrusive or incongruous within the street scene and would rather appear as an acceptable addition to the locality.
24. The proposed additional storey would be set well away from the boundaries of the site and the adjacent properties. This degree of separation combined with the sympathetic appearance of the extension, would retain an element of openness at the site and ensure that the development would not appear overdeveloped or cramped within the locality.
25. Furthermore, with the amended plans showing only an increase in one bedroom at the site, I am satisfied there would be no harmful overdevelopment of the plot in terms of external amenity space provision which would otherwise be the case for a greater number of bedrooms.
26. The proposed use of materials (including render and cement fibre weatherboarding) is also acceptable given the eclectic design and use of materials of properties which span all of Craythorne (north to south).
27. Overall, the proposed development is considered appropriately sited and designed and would not cause harm to the character and appearance of the

street scene and wider locality. It would therefore comply with local plan policy.

Impact on residential amenity

28. Turning first to the mews development to the south / side of the application site. There is significant tree / hedging along with close board fencing which acts as a boundary between the two plots. No windows are proposed on the south elevation of the extension which would face towards the northern elevation of No 1 Crayside Mews, and therefore the proposal would not create any privacy issues for the properties to the south of the site. The only window at first floor level which serves No 1 Crayside Mews facing towards the application site is a bathroom. In addition to this the degree of separation between the properties and the fact that the site is to the north of the Mews development, would mean that the scheme would not appear overbearing or result in a detrimental loss of light for the Mews residents.
29. In relation to the northern neighbour at No 4 Craythorne. With no increase in footprint the proposed extension would not extend beyond the rear building line of either the application site or No 4 Craythorne. This particular neighbour benefits from a single storey side extension which acts as a boundary between the two plots along with close board fencing. The said extension has an obscure glazed rear facing bathroom window and a front facing bedroom window, neither of which would be detrimentally impacted by the proposal. Given the limited scale and sympathetic design of the extension, I do not consider that the development would appear overbearing or detrimentally impact the light received by the occupiers of No 4 Craythorne either. The window proposed at first floor level on the north elevation would be a dressing room window and can be conditioned to be obscure glazed and fixed shut. Therefore, I do not believe that the proposal would create any privacy issues to the property to the north of the site.
30. Turning finally to the neighbours to the rear in Beacon Oak Road. These neighbours benefit from a variety of outbuildings and garages along the vehicle access road which runs between the two "blocks" of properties. Many of the rear gardens are partially open and offer views of the gardens/rears of the properties when in the access road. Concerns were raised in the representations about potential overlooking of properties in Beacon Oak Road. Firstly, with regard to Orchard House, this property is not only set at an oblique angle to the application site but is also located approximately 30m away from the proposal. Therefore, given the degree of separation and relationship between the properties, I do not believe that the development would detrimentally harm the privacy of the occupiers of Orchard House. The rear elevations of the other neighbours at Fernhurst and Rosebank are 23m and 24m respectively from the proposed extension. Again the outbuildings and garages along with the access road itself provide separation from the

application site. I consider that the degree of separation of the proposal from the nearest properties in Beacon Oak Road, would be sufficient to ensure that the privacy of the said adjoining neighbours would not be detrimentally affected.

31. The concerns raised by the neighbours have been taken into consideration. However, given the above, I am satisfied there would be no significant harm to residential amenity as a result of harmful overlooking / overbearing development.

Highway Safety

32. With the change from a two bedroom to a three bedroom dwelling there would be no requirement for additional parking to serve the dwelling. The plans show that the plot can accommodate two off road spaces which would be in accordance with the parking provision required for a 3 bed property as set out in the Residential Parking and Design SPD. No further visitor spaces would be required for a scheme of this scale.
33. Therefore, as the scheme would provide sufficient off street parking provision and would utilise an existing access, I do not consider that the proposal would cause any harm to highway safety.

Human Rights Issues

34. 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

35. 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

36. In light of the above assessment, the development is visually acceptable and does not cause harm to the residential amenity of neighbouring residential properties. Furthermore, the proposal is not considered to cause detrimental

impact on the highway safety of the site or the surrounding road network. As such the proposal fully accords with the Development Plan, and as such I recommend that planning permission is granted.

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. 3-year standard condition
2. Approved plans
3. Materials in accordance with the submitted details
4. Removal of PD Rights for Classes A, B & E
5. First floor window on north elevation to be obscure glazed / fixed shut
6. Retention of parking as per block plan

Note to applicant

Working with the Applicant

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service
- 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

In this instance the applicant / agent was updated of any issues after the initial site visit and the applicant / agent amended the plans to address the concerns raised. 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 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 PA/2024/0116)

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