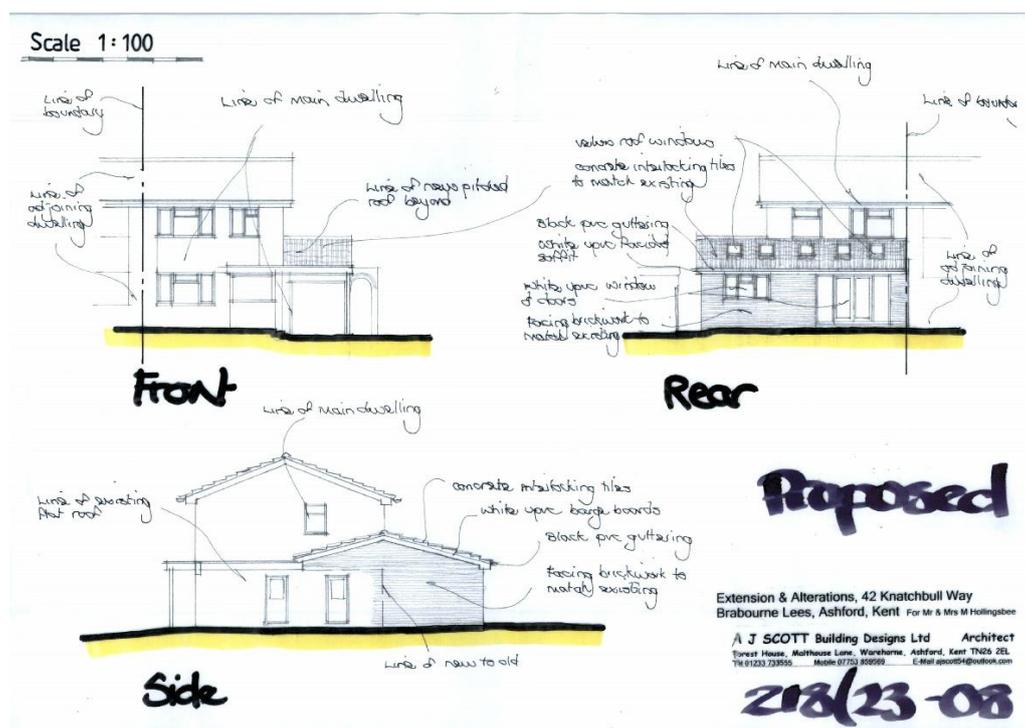
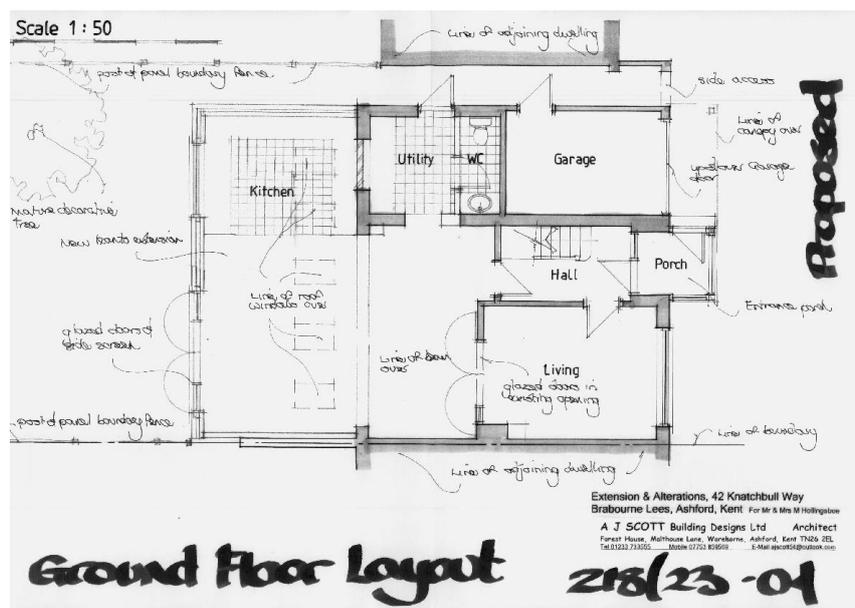




Figure 1 - Site location plan

Proposal

4. Full planning permission is sought for the erection of a single storey rear extension and the addition of a pitched roof to the existing side extension. Materials are to match the existing house as shown below.



Planning History

There is no recent relevant planning history

Consultations

Ward Members: Are not members of the planning committee. No representation received at time of writing this report

Brabourne Parish Council: No objection

Neighbours: 7 neighbours consulted; no representations received at time of writing

Planning Policy

5. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013, the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016-30.
6. The new Ashford Local Plan to 2030 has now been submitted for examination. Following this, the Local Plan Inspectors issued a post-hearings advice note on 29th June 2018 which sets out the elements of the Submission Local Plan that they consider require amendment in order to be found sound. In the context of paragraph 48 of the NPPF, this note provides a material step towards the adoption of the Plan and the weight that should be applied to its policies in decision-making. Where the Inspectors have not indicated a need for amendment to policies in the Plan, it is reasonable to assume that these policies are, in principle, sound and should therefore be given significant weight. Where policies need to be amended as a consequence of the Inspectors' advice, significant weight should be attached to the Inspectors' advice in the application of those policies.
7. On 13 September the Council commenced consultation on the main modifications to the draft plan.
8. The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 Guiding Principles for Sustainable Development and High Quality Design

CS9 Design Quality

9. The following are also material considerations to the determination of this application.

Ashford Local Plan to 2030 (Submission Version December 2017)

SP1 Strategic Objectives

SP6 Promoting High Quality Design

ENV3a Landscape Character & Design

HOU8 Residential Extensions

Supplementary Planning Guidance/Documents

SPG10 Domestic Extensions in Urban and Rural Areas

Government Advice

National Planning Policy Framework (NPPF) 2018

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 National Planning Policy Framework (NPPF). The NPPF says 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:-
11. Paragraph 48 states in relation to the stages of preparing a Local Plan that:
- “Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”

Paragraph 127 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Assessment

12. The main issues for consideration are:

- Visual Amenity
- Residential Amenity

Visual amenity

13. The existing property is set well back from the road and the existing rear extensions are not visible in the public domain. The proposal for the demolition of the existing rear conservatory and erection of single storey extension will not result in an unduly overbearing development, nor would it detract from the wider street scene. A small pitched roof would become visible to the side of the existing house (above the utility room) but this is modest in scale and proportion and would appear subservient to the main dwelling. The use of matching materials is also appropriate. The introduction of a mono

pitched roof to the rear and a pitched roof to the site would improve the existing visual appearance of the dwelling and I am therefore satisfied that there would be no harm to visual amenity..

Residential amenity

14. Regarding the potential impact of the development on the adjoining property, given the East/West relationship. The ground floor depth of the existing rear extension would increase by 1m. However, it would remain single storey in nature and whilst marginally deeper, an existing high wall would be removed and my assessment includes the fact that there is also an existing 2.0m closeboard fence. I am satisfied that there would be no adverse impact on light or privacy afforded to the adjacent occupiers, given the existing situation. To the East, I am satisfied that there is sufficient separation distance to ensure that there would be no loss of light or overbearing impact. This is also helped by the 45 degree separation angle between the two properties, and presence of a side and rear garden for the dwelling to the East. On balance, therefore, I consider that the proposal would not result in a harmful impact on the level of residential amenity currently afforded to adjacent occupiers.

Human Rights Issues

15. 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

16. 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

17. The objective of the development is to replace the existing single storey structure with a more uniform pitched roof extension that would be more visually appealing.

18. For the reasons above, I therefore recommend that the application is approved as it accords with the relevant Development Plan policies and there are no overriding material considerations to suggest otherwise.

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 shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

3. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

4. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual 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;

- 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,
- 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). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 18/01022/AS.

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Annex 1



OS MasterMap 1250/2500/10000 scale
Friday, June 8, 2018, ID: MDP-00718415
www.mapdataportal.co.uk
1:1250 scale print at A4, Centre: 608378 E, 140298 N
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