

<b>Application Number</b>	17/01781/AS
<b>Location</b>	4 Parker Close, Hamstreet, Ashford, Kent, TN26 2JQ
<b>Grid Reference</b>	00060/33249
<b>Parish Council</b>	Orlestone
<b>Ward</b>	Weald South
<b>Application Description Applicant</b>	Erection of a two-storey side extension to form annexe accommodation and part conversion of garage to form cloakroom
<b>Agent</b>	Mr & Mrs Pettit c/o Agent
<b>Site Area</b>	Nick Highton 11 Cherry Garden Lane Folkestone Kent CT19 4AD
(a) 9/-	(b) - (c) -

## Introduction

1. This application is reported to the Planning Committee because the applicant is an employee at Ashford Borough Council.

## Site and Surroundings

2. The site is situated within the built confines of Hamstreet and lies within the Old Romney Shoreline Settlements Landscape Character Area and Flood zones 2 & 3.
3. The existing dwelling is situated within a cul-de-sac of 4 detached dwellings of varying sizes and benefits from off parking for 2 vehicles with an integral double garage.
4. The dwelling is a two storey detached house, it includes a small front garden and a larger back garden. Existing materials include a mixture of red bricks, interlocking roof tiles and brown UPVC windows.

## Proposal

5. Planning permission is sought for the erection of a two-storey side extension to form annexe accommodation and part conversion of the garage to form a cloakroom.

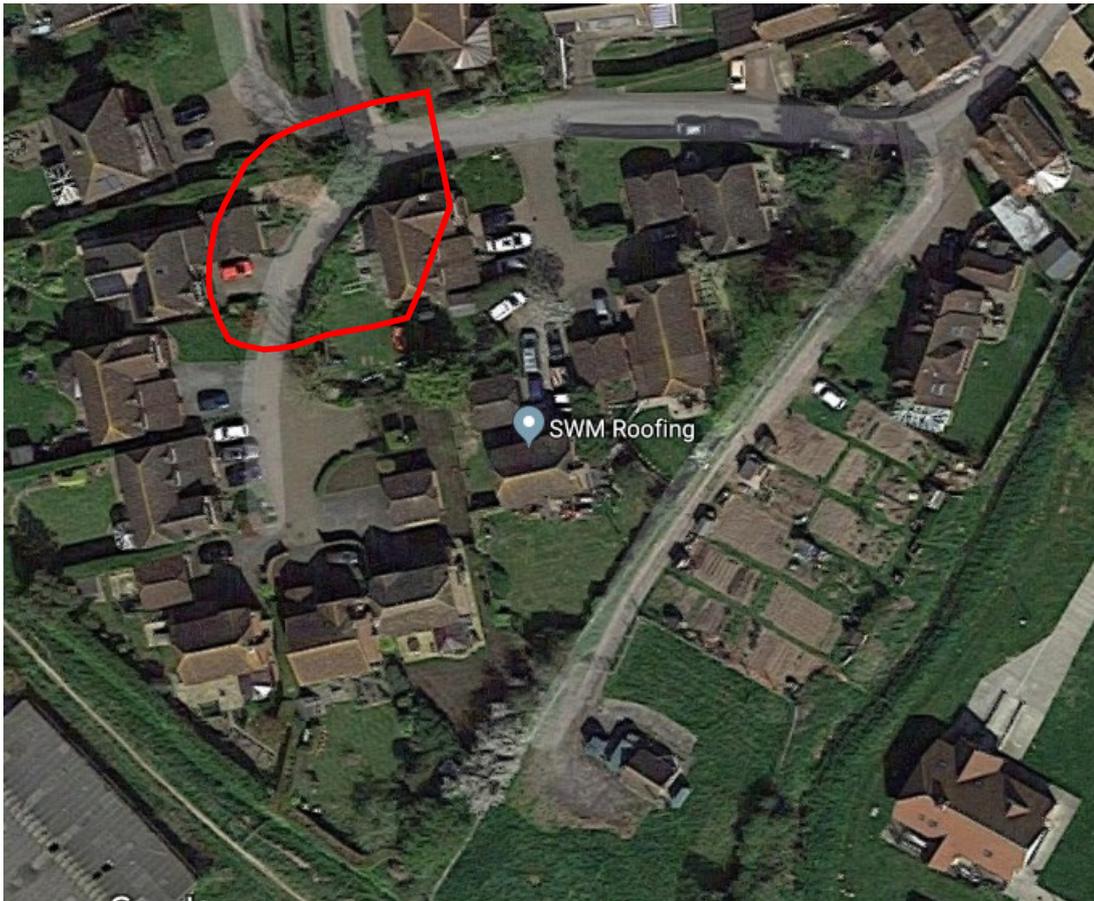


Figure 1: Site location

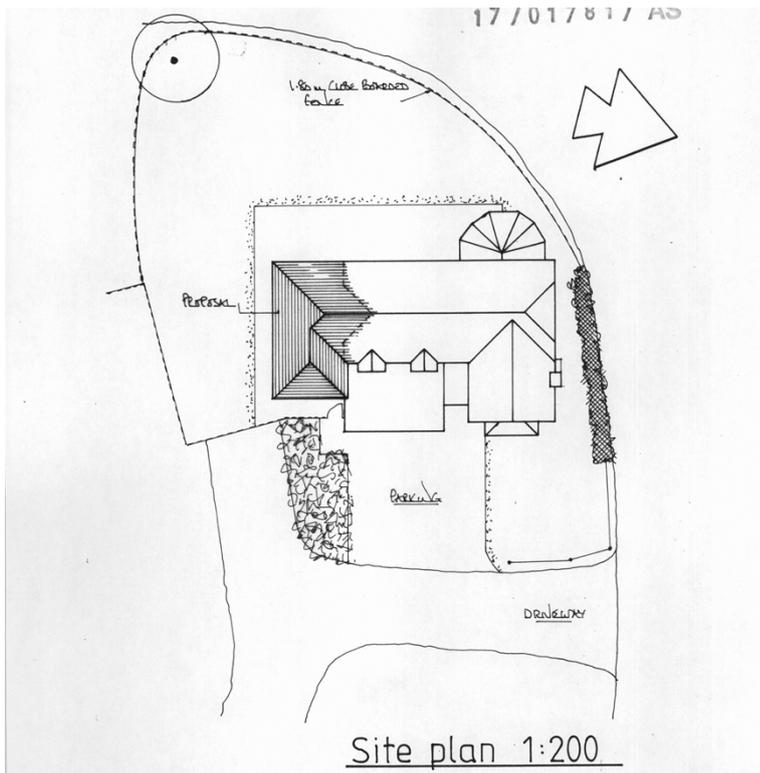


Figure 2: Site Plan

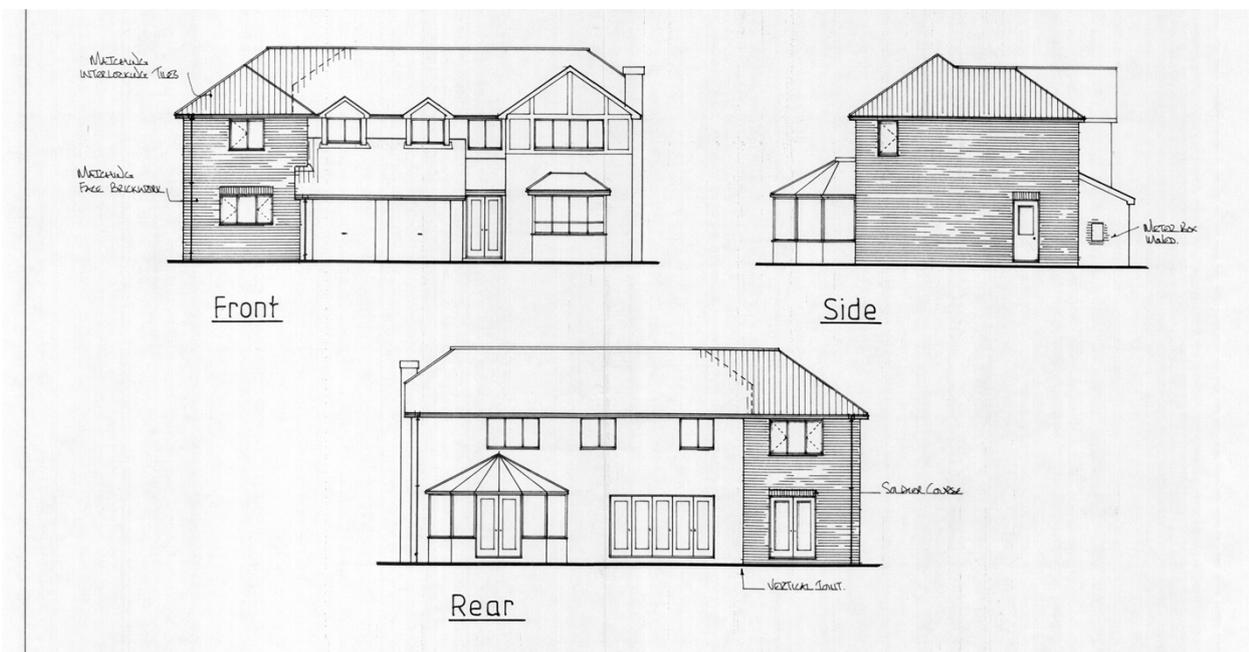


Figure 3: Proposed elevations

### **Supporting document:**

6. Flood Risk assessment:

The report states that the new accommodation will have the same level of risk as the existing dwelling and the adjacent properties. The report considers that these measures are sufficient to mitigate the property and prevent the occupants being at serious risk.

### **Planning History**

7. 14/00364/INF Proposed 2 storey side extension 4 Parker Close, Hamstreet, Ashford, Kent, TN26 2JQ

### **Consultations**

**Ward Members: No representations**

**Neighbours: 9 neighbours consulted with no response**

**Parish Council: No representations received**

### **Planning Policy**

8. 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. The new Ashford Local Plan to 2030 has now been submitted for examination and as such its policies should now be afforded some weight.
9. The relevant policies from the Development Plan relating to this application are as follows:-

**Ashford Borough Local Plan 2000**

**HG9**

**Ashford Local Plan to 2030**

**SP1**

**SP6**

**HOU8**

**ENV6**

**Core Strategy**

**CS1**

**CS9**

**CS19**

10. The following are also material to the determination of this application:-

**Supplementary Planning Guidance/Documents  
SPG10**

**Residential Parking & Design Guidance SPD**

**Government Advice**

National Planning Policy Framework (NPPF) 2012

11. 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:-
12. Paragraphs 57 and 58 of the NPPF aims to promote development that are visually attractive and of good architecture.

## **Assessment**

13. The main issues for consideration are:
- Visual impact of the proposed extension
  - Effect on existing residential amenity
  - Highway issues
  - Flood Risk

14. Visual impact of the proposed extension

The proposed extension would be relatively large. However, it is set back from the projecting garage and the larger front projection, and in relation to the existing dwelling, it is not significant in terms of scale. The proposed gable to the front elevation, whilst set back from the front elevation, would match the existing gable, and provide an attractive symmetry to the front elevation.

15. Although the proposed extension would extend the massing of the house, it has a medium sized back garden and a side garden, so it would not be considered to be an overdevelopment of the plot. Furthermore, it is located in a cul-de-sac surrounded by other large properties and has been designed sensitively and would not therefore be detrimental to the overall character of the street scene or the surrounding area. It is proposed to use materials to match the existing house, and taking all these factors into consideration, I consider the visual impact of the proposed extension to be acceptable.

16. Effect on existing residential amenity

Because of the position of the existing house and the location of the extension on the side of the property, the proposed extension would not result in any overshadowing or increased overlooking of adjacent properties. A window serving as a secondary bedroom window is proposed on the first floor side elevation. This elevation faces the front gardens and garages of adjacent properties however, so there would be no loss of amenity for adjacent properties as a result, as these areas are not private.

17. Highway issues

The extension provides one additional bedroom which, in accordance with the Parking SPD, would not generate the need for additional parking space. Although the proposal would result in the loss of part of the garage, garages parking spaces in the SPD. Adequate off-street parking is provided at the front of the house.

18. Flooding

The Environment Agency have updated the flood map. The property is now part of Flood Zone 1 and a flood risk assessment is therefore unnecessary.

## **Human Rights Issues**

19. 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

20. In accordance with paragraphs 186 and 187 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 as explained in the note to the applicant included in the recommendation below.

## Conclusion

21. In light of the above assessment, the proposed development complies with the requirements of DP policy, SPG and the NPPF and therefore it is recommended that planning permission be granted.

## Recommendation

### Permit

Subject to the following conditions and notes:

### Time limit for implementation

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 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.

3. 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.

4. 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

#### Plans/Documents approved

Location Plans

Existing Elevations 17/61-2

Proposed Details 17/61-3

Site Plan 17/61-4

#### **Note to Applicant**

1. Working with the Applicant

In accordance with paragraphs 186 and 187 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,
- 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

- was provided with pre-application advice,
- the applicant/agent was updated of any issues after the initial site visit,
- the application was acceptable as submitted and no further assistance was required.
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The application was dealt with/approved without delay.
- 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 17/01781/AS.

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