

Application Number	19/01678/AS	
Location	3 Church View, Aldington, Ashford, Kent, TN25 7DZ	
Grid Reference	06425/36629	
Parish Council	Aldington	
Ward	Saxon Shore Ward	
Application Description	3 Church View, Aldington, Ashford, Kent, TN25 7DZ	
Applicant	Mr & Mrs S Lambourn	
Agent	Paul Webster Building Design Ltd	
Site Area	N/A	
(a) 7/0	(b)	(c)

Introduction

1. This application is reported to the Planning Committee because the applicant is a member of staff.

Site and Surroundings

2. The application site relates to a two storey semi-detached dwelling located within the village of Aldington. The site is situated in a cul-de-sac with a number of similar styled properties. The site lies in an area of archaeological potential.
3. A site location plan is shown in figure 1 below:

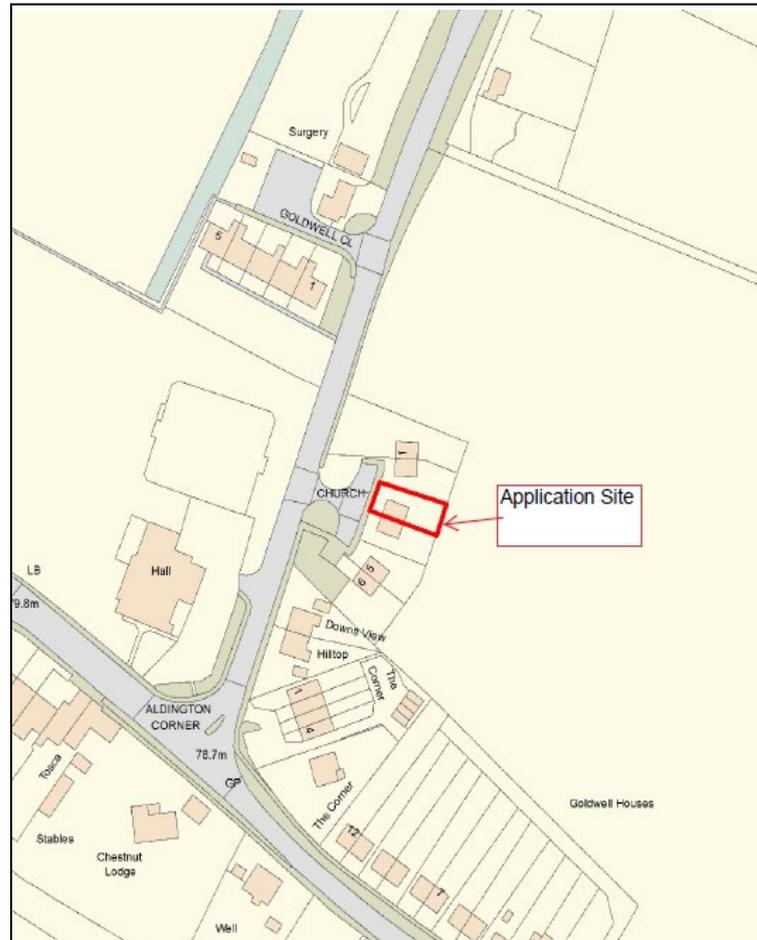


Figure 1 - Site Location Plan

Proposal

4. Planning permission is sought for a two-storey side extension and single storey rear extension. The two storey side extension would provide an integral garage on the ground floor with additional bedroom above. The extension has been designed to reflect the scale and form of the existing dwelling. The rear extension would provide additional living space and would be flat roofed, projecting 3.3m from the rear elevation of the existing dwelling.

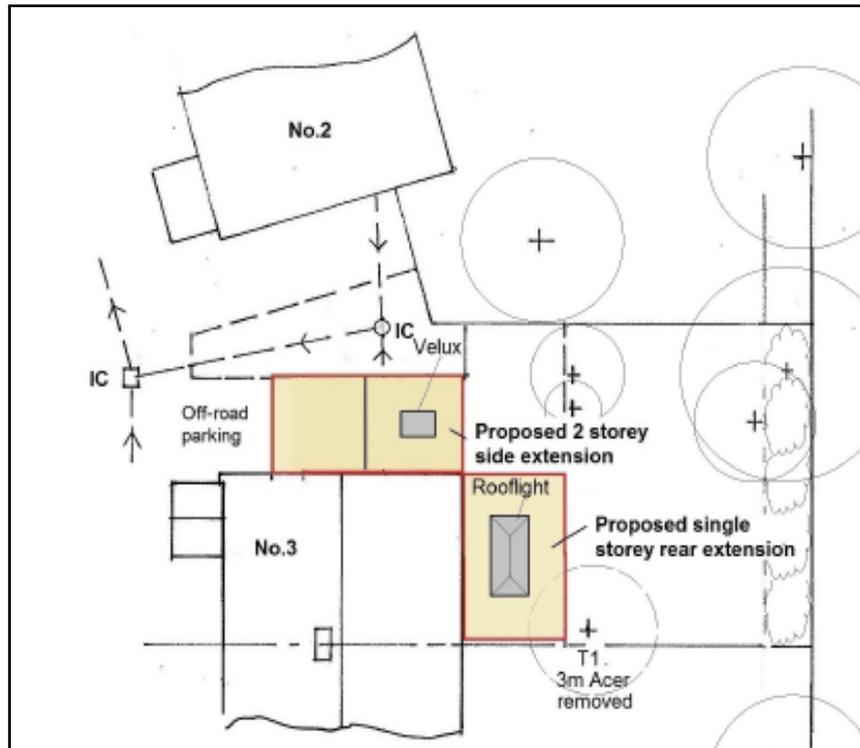


Figure 2- Proposed Block Plan



Figure 3- Proposed Front Elevation

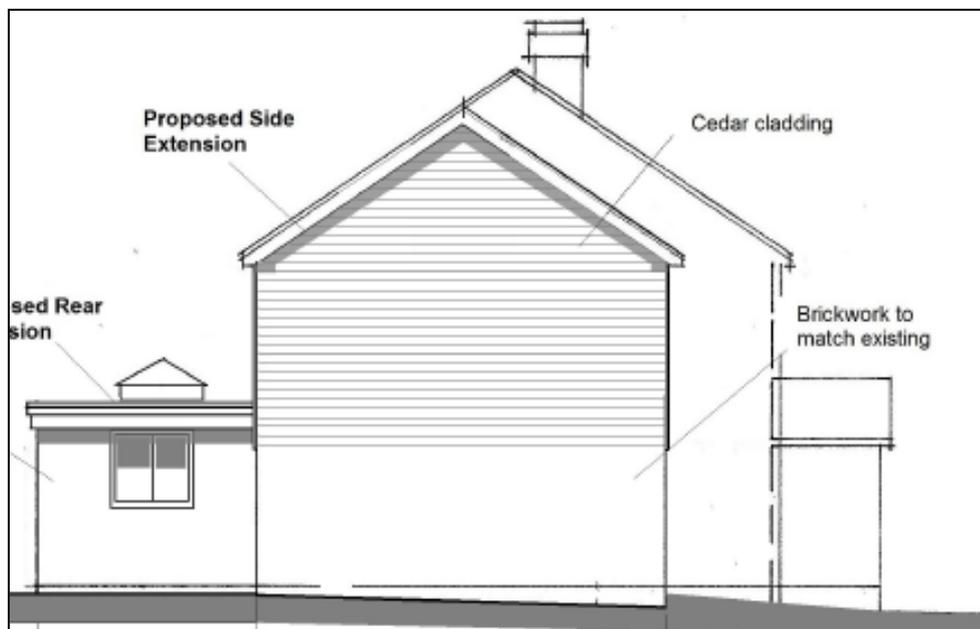


Figure 4- Proposed Side Elevation



Figure 5- Proposed Rear Elevation

Planning History

5. There is no relevant planning history.

Consultations

Ward Member: The ward member is a member of the planning committee.

Neighbours: 7 neighbours consulted; no representations received.

Aldington & Bonnington Parish Council: No objection and make the following comments:

1. Materials should match neighbouring properties in the interest of visual amenity,
2. Neighbouring properties have utilised horizontal white PVC cladding.
3. Front corner of the side extension appears too close to the existing sewer pipe.

Planning Policy

6. The Development Plan comprises the Ashford Local Plan 2030 (adopted February 2019), the Chilmington Green AAP (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), Rolvenden Neighbourhood Plan (2019) and the Kent Minerals and Waste Local Plan (2016).
7. For clarification, the Local Plan 2030 supersedes the saved policies in the Ashford Local Plan (2000), Ashford Core Strategy (2008), Ashford Town Centre Action Area Plan (2010), the Tenterden & Rural Sites DPD (2010) and the Urban Sites and Infrastructure DPD (2012).
8. The relevant policies from the Local Plan relating to this application are as follows:-

SP1- Strategic Objectives

SP6- Promoting High Quality Design

HOU8- Residential Extensions

ENV3a- Landscape Character and Design

ENV15- Archaeology

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

SPG 10 Domestic Extensions in urban and rural areas

Landscape Character SPD

Dark Skies SPD

Government Advice

National Planning Policy Framework (NPPF) 2019

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.

National Planning Policy Guidance (NPPG)

Assessment

11. The main issues for consideration are:

- Visual Amenity
- Residential Amenity
- Highway safety

Visual Amenity

12. The two-storey side extension, given its modest size (extending 3m from the side elevation and with a maximum height of 7) would create an acceptable

and subordinate addition to the property. The rear extension, given its modest scale, extending 3.3m from the rear elevation and with a maximum ridge height of 2.9m, would sit sympathetically on the rear elevation. The materials for both extensions would match the existing/adjacent dwelling. The development as a whole would not detract from or be harmful to the visual amenity of the locality.

Residential Amenity.

13. The proposed side extension would not extend beyond the rear building line and this combined with the separation distances would mean that the extension would not represent an overbearing form of development in relation to the adjacent property Church View. There are no side windows in the extension that would cause overlooking.
14. The proposed rear extension would be located adjacent to a 6ft boundary fence separating the application site from its adjoining neighbour. The extension given its modest projection and height would not result in overbearing development in respect of this neighbouring property. There are no side windows that would cause any overlooking.
15. In light of the above, the proposed development would not cause any unacceptable harm to residential amenity.

Highway safety

16. The proposed development increases the number of bedrooms serving this dwelling from 2 to 3. The required parking standards remain the same being the provision of 2 on-site parking spaces.
17. However, the extension would cover an existing on-site car parking space, leaving only 1 parking space on the driveway. A second parking space can be provided on the road due to Church View being an unclassified cul-de-sac with no parking restrictions.
18. As a result of the above, there would be no harm to highway safety

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 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

21. The proposed development would not unacceptably impact visual amenity, residential amenity or be detrimental to highway safety.
22. For the reasons above, I therefore recommend that planning 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. 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.

Note to Applicant

Working with the Applicant In accordance with paragraph 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.
- was provided with pre-application advice,

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 19/01678/AS)

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