Officer's Assessment Sheet

Application Number	**PA/2023/1110**		
Type	**Householder planning permission**		
Location	80 Cudworth Road, Willesborough, Ashford, Kent TN24 0BE		
Proposal	Proposed vehicle crossover with hardstanding		
Case Officer	Sally Hodgson		
Registration Date	12/06/2023	**Consultation Ends**	05/08/2023
Valid Date	10/07/2023	**Deadline Date**	04/09/2023
Applicant	Mr Cerit		
Agent	Mr Chris McMullon (Sevencroft Ltd)		

Environmental Impact Assessment

Is EIA Required: No Reason: Not Applicable

RECOMMENDATION

Approve with Conditions

Site & Surroundings

The application site comprises a two storey mid terrace property in the built confines of Ashford. There is currently a degree of hardstanding at the front of the property. The majority of the dwellings in the immediate vicinity benefit from crossovers & parking. It is of note that Cudworth Road is unclassified.

Proposals

Full planning permission is sought for a vehicle crossover with hardstanding.

Planning History

No recent relevant planning history

POLICIES & CONSTRAINTS

Government Guidance/Development Plan Policy/SPG/Other

The Development Plan for Ashford borough comprises the Ashford Local Plan 2030 (adopted February 2019), along with the Chilmington Green Area Action Plan (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), the Rolvenden Neighbourhood Plan (2019), the Boughton Aluph and Eastwell Neighbourhood Plan (2021), the Egerton Neighbourhood Plan (2022), the Charing Neighbourhood Plan (2023) and the Kent Minerals and Waste Local Plan (2016) as well as the Kent Minerals and Waste Early Partial Review (2020).

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).

Ashford Borough Local Plan 2030

SP1
TRA3a

Government Guidance

NPPF
NPPG

SPD- (These were all subject to public consultation prior to being adopted by the Council)

Residential Parking

Representations

Parish Council -N/A
Neighbours - 5 consulted; no representations received

ASSESSMENT

PD Fallback

The proposals would benefit from the provisions of Schedule 2, Part 2 Class B of the GPDO as Cudworth Road is neither a classified nor a trunk road and the associated block paving for the driveway is permitted development by virtue of Class F, Part 1 of the GPDO. Other properties have recently carried out the development under PD, for example No 129 Cudworth Rd.

On balance, the main issues to consider in the determination of this application are:

- Visual amenity
- Residential amenity
- Highway safety

It is considered that the development would not be harmful to any of the above issues and, as such, I consider that the proposed development complies with DP policy, Central Government guidance, and the Council's SPG and therefore recommend the scheme for approval.

No pre-commencement conditions have been imposed.

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. ABC works with applicants/agents in a positive and creative manner as explained in the note to the applicant included in the recommendation and the decision notice.

Conclusion

In light of the above, I consider that the development complies with the requirements of existing DP policy, Central Government guidance and the Council's SPG and therefore recommend the scheme for approval.

Human Rights

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 represents an appropriate balance between the interests and rights of the applicant (to enjoy his 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) and the wider public interest.

Conditions:

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 hereby permitted shall be carried out in accordance with the following approved plans and documents:

Title	Description	Date
Site Plan - 2023/13/10		12 June 2023
Block and Location Plan Drawing 1310		20 June 2023

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied.

Reason: In the interests of the visual amenity of the locality

Informatives:

- **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;
  • 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 application was acceptable as submitted and no further assistance was required.
  • the application was approved without delay.