

Officer's Assessment Sheet

Application Number	PA/2024/0100		
Type	Householder planning permission		
Location	32 Kingfisher Close, Sevington, Ashford, TN24 0TW		
Proposal	Single storey rear extension		
Case Officer	Grace Edmunds		
Registration Date	15/01/2024	Consultation Ends	21/02/2024
Valid Date	29/01/2024	Deadline Date	25/03/2024
Applicant	Mr Callum Cook		
Agent	Mr Malcolm Tree		

Environmental Impact Assessment ☐

Is EIA Required:

Reason:

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The application site comprises a detached two storey dwelling situated within the Sevington area of Ashford Town. The site is not within any designated areas. The street scene is characterised by dwellings of a similar style and size. There is off road parking for 2 vehicles and a double garage.

Proposal

The application seeks planning permission for the erection of a single storey rear extension.

Relevant Planning History

DM - 16/00468/AS - Permit - Erection of first floor extension over existing double garage and insertion of rear first floor window.

Planning Policy

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).

x. Aldington & Bonnington Neighbourhood Plan (2023)

Although not yet part of the Development Plan, the following emerging Neighbourhood Plans are a material consideration:

- i. Tenterden Neighbourhood Plan currently at examination in the plan making process.
- ii. Pluckley Neighbourhood Plan Review currently at examination in the plan making process.

The relevant policies from the Development Plan relating to this application are as follows:
Ashford Local Plan 2030:

SP1,
SP6,
HOU8,
TRA3a.

Supplementary Planning Documents

Residential Parking SPD 2010

Supplementary Planning Guidance

SPG10 Domestic Extensions in Urban and Rural Areas (adopted June 2004)

Government Guidance

National Planning Policy Framework 2023
Planning Practice Guidance

Consultations

Ward member has not requested this application go to committee.

Sevington with Finberry Parish Council request that the Church Road weight restrictions must be adhered to as is unsuitable for HGV access.

Neighbour Consultations

There were 4 neighbours consulted on this case. No letters of representation were received.

Assessment

Principle

The application relates to the construction of a single storey rear extension to an existing dwellinghouse. Therefore, the principle of development is considered acceptable subject to site specific considerations.

Character and appearance

Owing to the siting of the rear extension at the rear of the host dwelling it would have a limited impact upon the street scene due to the location of the existing dwelling being at the end of a residential cul-de-sac. The proposed extension would appear subservient to the host dwelling in terms of size and scale. Furthermore the sloped

ground level will be excavated to allow the proposed extension to sit level with the existing dwelling.

Neighbour amenity

Given the single-storey nature of the proposed development and the spatial relationship between the application site and the neighbouring properties, it is considered that the impact upon the adjacent properties would be minimal. The proposed extension will further mitigate any harm caused by the higher ground level of the application property by excavating the proposed area to allow the extension to sit level with the existing dwelling. Therefore it is considered proposed extension would not cause unacceptable harm to the residential amenity of the neighbouring properties in terms of loss of privacy, loss of light, overbearing impact, or sense of enclosure. As such, the proposed extension would comply with HOU8 of the local plan and SPG Note 10 'Domestic Extensions in Urban and Rural Areas' and paragraph 135 of the NPPF.

Highway safety and parking

The proposed porch extension would not generate the need for additional off-road parking and would not displace any existing parking provision. It is therefore considered to be in accordance with policy TRA3a.

Conclusion

In light of the above assessment, the proposed development is compliant with the relevant policies of the Ashford Local Plan 2030, SPG 10, and Central Government Guidance. No overriding harm was identified above; therefore, it is recommended that the application is approved, subject to conditions.

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.

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
Location Plan		19 January 2024
Elevations, Floor Plans and Site Plan 2369-1A		19 January 2024

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:

- In accordance with paragraph 38 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to securing sustainable developments development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;
 - as appropriate updating applicants/agents when necessary of any issues that may arise in the processing of their application where possible suggesting minor solutions (if appropriate) to secure a positive successful outcome,
 - informing applicants/agents prior to decision of any likely recommendation of refusal prior to a decision.

In this instance, the application was acceptable as submitted.

- The applicant is reminded of the need for the development to satisfy the requirements of the Building Regulations and in respect of climate change in particular the following documents:
 - Approved Document L (Conservation of fuel and power)
 - Approved Document F (Ventilation)
 - Approved Document O (overheating)
 - Approved Document S (Infrastructure for electric charging vehicles)