Officer's Assessment Sheet

Application Number	**PA/2024/0664**		
Type	**Householder planning permission**		
Location	Causton House, 6 The Nightingales, Biddenden, TN27 8HN		
Proposal	Single storey rear extension		
Case Officer	Charlotte Giles		
Registration Date	03/04/2024	**Consultation Ends**	07/05/2024
Valid Date	03/04/2024	**Deadline Date**	29/05/2024
Applicant	Nick Bouboussis & Elizabeth Eze		
Agent	Mr G Choda		

Environmental Impact Assessment

Is EIA Required: No Reason:

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The application site is located on The Nightingales in the ward of Biddenden and comprises a detached two-storey dwelling. It is not within any designated areas.

Proposal

Planning permission is sought for the erection of a single storey rear extension.

Relevant Planning History

PA/2023/0812 - Single storey rear extension and internal alterations. - Withdrawn due to arboricultural issues

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).

Although not yet part of the Development Plan, the following emerging Neighbourhood Plans are a material consideration:
i. Tenterden Neighbourhood Plan currently at Examination stage in the plan making process.
ii. Pluckley Neighbourhood Plan Review currently at Referendum stage in the plan making process.
iii. Aldington & Bonnington Neighbourhood Plan currently at Examination stage 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,
ENV3a

Supplementary Planning Documents
Landscape Character SPD 2011
Residential Parking SPD 2010

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

Informal Design Guidance Notes
Climate Change Guidance for Development Management 2022

Village/Parish Design Statements
Biddenden Village Design Statement

Government Guidance
National Planning Policy Framework 2023
Planning Practice Guidance

Consultations

Biddenden Parish Council has no comments on this application.

Neighbour Consultations

There were 5 neighbours consulted on this case, 1 letter of support received.

Assessment

The main considerations in the assessment of this application are considered to be:

- Principle
- Visual amenity
- Neighbour amenity
- Highway safety and parking
- Trees

Principle

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

Visual amenity

By virtue of the siting of the extension to the rear, it would not be readily visible in the streetscene. Therefore, no harm to the street scene would occur from the proposal.

In respect of the design of the extension, it would be finished in brick to match the existing dwelling and would have white UPVC fenestration. It would have a flat roof with 3 roof lanterns, which is in keeping with the main dwelling house.

Overall, the proposed is considered to be well sited and designed and would not cause harm to the visual amenity of the streetscene or host property. It would therefore comply with policy HOU8 of the local plan.

Neighbour amenity

The application property shares boundaries with Forest Springs to the East and Ashdown House to the West. The finished extension would be sited at distance of approximately 47m from Forest Springs and 47.2mm from Ashdown House. Therefore, by virtue of the limited scale of the extension and given that it is single storey reaching a maximum height of 3m with adequate separation distance, it would not cause loss of light, overshadowing, sense of enclosure or loss of privacy. It would therefore comply with policy HOU8 of the local plan.

Highway safety and parking

The proposed works would not add any additional bedrooms to the existing property nor would it affect the existing parking provision on site. Therefore, no additional parking space is required. Therefore, the proposal would not cause harm to the highway safety of the surrounding local road network.

Trees

The proposed works include the removal of 2 Grade B trees and a group of Grade C trees. The impact to the retaining trees would be minimised and that the trees to be removed are not of exceptional quality. Therefore, the proposal is acceptable in arboricultural terms.

Conclusion

In light of the above assessment, on balance, the proposed development is compliant with the relevant policies of the Ashford Local Plan 2030 and Central Government guidance. With no overriding harm identified, it is therefore 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
Tree Protection Plan	Arbtech TPP 01	3 April 2024
Arboricultural Impact Assessment	Arbtech AIA 01	3 April 2024
Proposed First Floor Plan	D02	3 April 2024
Proposed Site Plan	D04	3 April 2024
Proposed Site Plan	D05	3 April 2024
Proposed Roof Plan	D03	3 April 2024
Proposed Elevations & Section	D06	3 April 2024
Proposed Ground Floor Plan	D01	3 April 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:

- **Working with The Applicant**

In accordance with paragraph 38 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to securing sustainable developments by;

- updating applicants/agents when necessary,
- suggesting minor solutions (if appropriate) to secure a positive outcome,
- informing applicants/agents prior to decision of any likely recommendation of refusal.

In this instance, the application was acceptable as submitted and no further assistance was required.

- 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)