

8 Homewood Road, Tenterden



Design, Access and Planning Statement

Proposed front dormer window and single storey rear extension

Site and Location

The application property is a detached two storey house with an attached flat roofed single storey garage, constructed in 1964 with painted render and brick elevations, a tile clad hipped roof and upvc and timber framed windows. The house has a lounge, kitchen, w/c and bedroom on the ground floor and two bedrooms and a bathroom on the first floor. A small rear extension to the garage measuring 2.3m in depth was added in 1968.

The house is located along the north side of Homewood Road, which is in a residential area characterised by one and two storey detached houses, predominantly constructed in the 1960/70s, many of which have been extended and altered.

The property is not a listed building or within a conservation area. There are no trees with preservation orders on or adjoining the site.

Proposal and Background

The application seeks planning permission for the construction of a front dormer window and single storey rear extension.

The proposed front dormer window would provide additional natural light to the smaller first floor bedroom and would be finished with a upvc framed window and hipped roof clad with tiles to match the existing house.

The proposed rear extension would be single storey to provide an enlarged kitchen with sitting area. It would have rendered and painted walls to match the existing house, a flat roof with rooflight and alloy framed bifold doors to the rear garden.

Design Statement

The front dormer window and rear extension have been carefully designed to be sympathetic to the scale and appearance of the application property and those in the immediate vicinity. All external materials will match those of the existing house.

Access Statement

No alterations to the existing access arrangements to the house from Homewood Road are proposed. The level access paths to the front and side doors of the house would remain. The existing garage and hard standing would also remain, providing off street parking for two cars.

Within the house, there is adequate internal space to provide adaption for future enhanced mobility, should this be necessary.

Planning Statement including Planning History

Planning History

There is no previous planning history relating to the application property. The following planning permissions in the area, outlined below, support the application proposals.

6 Homewood Road (adjoining property to the east)

89/00610/AS: Erection of two extensions to the existing house.

PA/2023/0289: Replacement single storey rear and side extension, addition of dormer window to front elevation and Juliet balcony to rear elevation.

5 Knockwood Road

22/00371/AS: Proposed 2 storey rear extension, single storey front and side extensions and construction of dormer roof structures to front elevation.

Planning Policies

The Development Plan for the application site comprises the Ashford Local Plan 2030 (adopted February 2019) and the Tenterden Neighbourhood Plan 2013-2030 (made October 2024). The following planning policies are relevant to the consideration of this planning application:

Ashford Local Plan 2030

Policy SP1 (Strategic Objectives) expects planning applications to focus development at accessible and sustainable locations which utilise existing infrastructure, facilities and services, and create the highest quality design.

Policy SP6 (Promoting High Quality Design) seeks to ensure that development proposals should show how they deliver high quality design.

Policy HOU8 (Residential Extensions) permits extensions to lawful dwellings subject to not materially harming the living conditions of adjoining residents; being suitable in size, scale and materials to the existing dwelling; and being designed to ensure it does not result in significant harm to the overall character and appearance of the area taking into account the surrounding built form and / or street scene.

Policy TRA3(a) (Parking Standards for Residential Development) sets out the minimum parking standards for residential development.

Tenterden Neighbourhood Plan 2013-2030

Policy TEN NP4 (Design of New Development and Conservation) supports new development where it is designed to a high quality which responds to the heritage and distinctive character of the individual area in which it is located by way of height, scale, density, layout, orientation, design and materials of buildings.

Supplementary Planning Guidance Note 10 Domestic Extensions in Urban and Rural Areas (June 2004)

SPG10 provides detailed guidance on domestic extensions. In Tenterden, extensions to dwellings can be accommodated as a matter of principle subject to a coherent design form and not being visually intrusive within a street scene or over a wider area. Front dormers need to take into account the character of the street scene and the design of the existing roof.

National Planning Policy Framework

The NPPF (updated December 2024) sets out the Government's planning policies for England and how these are expected to be applied in decision-taking and plan making. Paragraph 135 requires development to add to the overall quality of the area, be visually attractive and sympathetic to local character, and not to undermine the quality of life.

Planning Assessment

The application proposes a tile clad hipped front dormer to match and complement the existing house and those in the locality.

8 Homewood Road was originally constructed as part of the Mill Farm Estate in the mid-1960s, along with the houses in Knockwood Road, Summer Close and Chestnut Close, all of which were solely accessed from Woodchurch Road. At that time, Homewood Road was only constructed as far as No.8, with the adjoining land towards Ashford Road being undeveloped. Homewood Road was later extended to join Ashford Road, with single and two storey houses constructed by three different developers with a variety of designs.

Due to the fact that the application property forms part of the original estate, it shares the characteristics and style of the houses in Knockwood Road, rather than with those in Homewood Road. There are a number of front dormer windows to the houses in both Homewood Road and Knockwood Road of varied designs with a mixture of hipped and flat roofs. The proposed dormer would be consistent with the overall character and appearance of both Homewood Road and Knockwood Road, as required by policy HOU8 and SPG10.



Figure 1: Nos.10, 8 and 6 Homewood Road (l-r)



Figure 2: No.5 Homewood Road hipped dormer (opposite No.8)



Figure 3: Nos.21 & 23 Homewood Road (l-r) different dormer styles



Figure 4: No.10 Knockwood Road originally same design as No.8 Homewood Road



Figure 5: No.5 Knockwood Road planning permission granted 2022 for two hipped dormers

The front dormer will not introduce significant levels of overlooking of the properties on the opposite site of the street, due to the distance of 27m between them. There are existing first floor windows facing the properties opposite at the application property and adjoining properties, including an existing dormer at No.10 and a dormer with extant planning permission at No.6.



Figure 6: No.8 Homewood Road rear

The single storey rear extension will not be readily visible from the street or from the adjoining properties, being well screened by existing 1.8m high timber fences and vegetation along the rear garden boundaries. The extension will be finished with painted render to match the existing. There will be no significant impact on the amenity of the occupiers of the adjoining properties.

A large single storey rear extension has recently been constructed at the adjoining property, No.6, following the grant of planning permission in 2023.



Figure 7: Boundary between Nos.6 and 8 Homewood Road



Figure 8: Boundary between Nos.10 and 8 Homewood Road

There are no changes proposed to the parking at the property. Two spaces will be retained.

Conclusion

It is considered that the proposed front dormer window and rear extension comply with planning policies and guidance, are well designed and sympathetic with the appearance of the property and the character and appearance of the area, and would not adversely impact the amenity of the occupiers of the adjoining and nearby properties. The proposals are consistent with the dormer windows and rear extensions that have recently been granted planning permission to nearby properties.

However, if you require any further information, please contact me.

Paul Vidler

January 2025