

- x. the Tenterden Neighbourhood Plan (adopted October 2024)
- xi. the Kent Minerals and Waste Local Plan 2024 to 2039 (2025) & the Kent Minerals Sites Plan (2020)

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

None at present.

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)

Informal Design Guidance Notes

Climate Change Guidance for Development Management 2022

Government Guidance

National Planning Policy Framework December 2024

Planning Practice Guidance

Consultations

Central Ashford Community Forum, no representation was received.

Neighbour Consultations

There were 4 neighbours consulted on this case. One letter of objection was received which raised the following concerns:

- Height of the proposed extension
- Loss of light
- Sense of enclosure
- Drainage

Assessment

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

- Principle
- Character and appearance
- Neighbour amenity

- Highway safety and parking

Principle

The application relates to a single-storey rear and side veranda extension to an existing dwelling house. Therefore, the principle of development is considered acceptable subject to site specific considerations.

Character and appearance

In this case, regard must be had to Policy HOU8 which states that proposed extensions should be designed to ensure they do not result in significant harm to the overall character and appearance of the existing dwelling and the area, taking into account the surrounding built form and/or street scene.

In addition, paragraph 135 of the NPPF requires that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture; and are sympathetic to local character, including the surrounding built environment and setting.

The veranda extension features a lean-to roof and would sit to the rear and side of the main dwelling house behind the existing attached garage, therefore, the extension would not be visible within the street scene and would be a subordinate addition to the existing dwelling. It would also utilize materials that are sympathetic to the host dwelling (synthetic slate tiles and timber frame) which would be acceptable.

Therefore, it is considered that the veranda extension would not cause any significant visual harm to the character and appearance of the host dwelling or the surrounding area. Taking the above into consideration, I am satisfied that the proposal complies with Policy HOU8 of the Local Plan and SPG Note 10 in terms of visual amenity.

Neighbour amenity

The proposed veranda would be positioned approximately 0.4 metres from the shared boundaries with the neighbouring dwellings—No. 5 Hythe Crescent to the west and No. 9 Hythe Crescent to the east of the application site. It would extend 5.7 metres beyond the rear elevation of No. 5 and project 3 metres beyond the rear elevation of the host dwelling and No.9. The structure would feature a mono-pitched roof, with an eaves height of 2.2 metres closest to the boundary with No. 5, and a maximum height of 3.6 metres. While the extension has the potential to result in an overbearing impact on adjacent private gardens due to its close proximity to neighbouring properties, due to its single-storey nature, eaves height and lean-to roof, the addition proposed is considered, on balance, to be acceptable. The presence of standard boundary fencing along the shared garden boundaries also provides a degree of visual screening. Given the orientation and overall scale of the veranda, it is not considered that the development would result in a significant loss of light to or overshadowing of neighbouring properties. As such, the proposal is not considered to result in unacceptable harm to the amenity of neighbouring occupiers.

Highway safety and parking

The proposed works would not add an additional bedroom to the existing property. Therefore, in accordance with policy TRA3a, no extra parking space needs to be provided. Also, the proposed works would not alter the existing onsite parking space available. Therefore, the proposal would not cause harm to the highway safety of the surrounding local road network and would comply 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 39 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 carried out in accordance with the following approved plans and documents:

Description	Date
Proposed Block Plan 03	7 April 2025
Location Plan 01	7 April 2025
Proposed Ground Floor Plan - 10-revA	14 April 2025
Proposed Elevations 11-revA	14 April 2025

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

- 2 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 39 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;

- 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

In this instance, the application was acceptable as submitted and no further assistance was required. The application was dealt with/approved without delay.

- 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)

- **Biodiversity Net Gain**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be Ashford Borough Council.

There are statutory exemptions which mean that the biodiversity gain condition does not always apply and these are set out in [The Biodiversity Gain Requirements Exemptions Regulations 2024](#).

This permission will not require the approval of a Biodiversity Gain Plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the

earlier Biodiversity Gain Plan, and

ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.