

Design and Access Statement

for a planning application for a

single storey side and rear extension, the conversion of part of the garage into a utility room, and the relocation and replacement of the back garden fence @ 9 Mount View, Orchard Heights, Ashford, Kent, TN25 4QE

Date: 03.10.25

Document No. 1



The Site

The site is located in Orchard Heights, a new housing estate to the North West of Ashford, approved in 1990, application reference 90/01323/AS, on 'land adjacent to Templer Barracks, Maidstone Road, Ashford', for the 'development of approximately 300 houses with infrastructure'.

The site is located on Mount View, a cul-de-sac in the centre of Orchard Heights, serving eleven two storey, detached, dwelling houses

On the site there is a two storey, three bedroom, detached, dwelling house with an integral garage, a front garden with off street parking, and a back garden.

A part of the front garden is designated as part of the Ashford Biodiversity Opportunity Area, and the site is designated as a Mineral Safeguarding Area. There are no trees in the vicinity and, the site is in Flood Zone 1, an area at a low risk of flooding.



The Proposal

The proposal is for:-

- a single storey side and rear extension to provide a large kitchen/dining/family room, as opposed to the existing small separate kitchen and dining room; and,
- the conversion of part of the garage into a utility room as there is currently no utility room and, the existing garage is, as normal, not used to park a car so, a small garage has been retained at the front to store bicycles etc; and,
- the relocation and replacement of the back garden fence as, the existing fence is not on the boundary, but is set back leaving a grass verge between the pavement and fence and we would like to include this area in the back garden.

The Planning Policy

The Ashford Local Plan 2030 includes Policy HOU8 - Residential Extensions, below in red, which sets out the policy in relation to residential extensions. How this proposal complies with this policy I have set out below in blue.

Policy HOU8 - Residential Extensions	
Proposals for extensions to dwellings will be permitted if each of the following criteria is met:	
a) The existing dwelling* enjoys a lawful residential use;	Which it does under application reference 90/01323/AS
b) The proposed extension would not materially harm any neighbouring uses including the living conditions of adjoining residents;	As the house is at the end of a 'row', and as the proposed extensions/alterations are on the end of the house which is the 'end' of the 'row' and adjacent to the road, they will have no adverse impact on neighbouring uses including the living conditions of adjoining residents
c) The proposed extension is suitable in size, scale and materials to the existing dwelling to which it should be physically linked, also taking into account the existing standard of accommodation for extensions to smaller rural properties;	The proposed extension is single storey with a maximum height of 3.6 metres, compared with 7.4 metres for the existing house, and has a footprint of 25.4m ² , compared to 70m ² for the existing house, so will be subservient to the existing house. The proposed extension will be constructed of exactly the same materials as the existing house, and the proposed extension will be physically linked to the existing house
d) The proposed extension is 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	The proposed extension, because of its subservience to, and its use of the same materials as, the existing house, it won't have a significant impact

	upon the overall character and appearance of the area
Where an extension is proposed in a Conservation Area or a visually prominent position in the landscape, or within or in the setting of an AONB, proposals will be required to address the specific sensitivities that are prevalent in these areas. Particular consideration will be given to the scale and wider impact in these locations. *The term 'existing dwelling' is defined as the property at the time of the planning application	The proposed extension is not in a Conservation Area, a visually prominent position in the landscape, or within or in the setting of an AONB



Supporting Documents

- 1 Design and Access Statement
- 2 Climate Mitigation Statement
- 3 Location Plan
- 4 Site Block Plan Existing
- 5 Ground Floor Plan Existing
- 6 First Floor Plan Existing
- 7 Roof Plan Existing
- 8 Elevations Existing
- 9 Elevations Existing
- 10 Site Block Plan Proposed
- 11A Ground Floor Plan Proposed
- 12 First Floor Plan Proposed
- 13 Roof Plan Proposed
- 14A Elevations Proposed
- 15A Elevations Proposed