

# Officer's Assessment Sheet

**Application Number** PA/2025/2010  
**Type** **Householder planning permission**  
**Location** 28 Farm Close, Ashford, TN23 5DN  
**Proposal** Two-storey rear extension following the demolition of the existing rear extension; new first floor window on side elevation  
**Case Officer** Sally Hodgson  
**Registration Date** 30/10/2025      **Consultation Ends** 02/12/2025  
**Valid Date** 04/11/2025      **Deadline Date** 30/12/2025  
**Applicant** Mr Neculai Comisescu  
**Agent** Mr Colin Ladd

## Environmental Impact Assessment ...

Is EIA Required: No      Reason:

## RECOMMENDATION

**Approve with Conditions**

## Site and Surroundings

The application site comprises a two-storey semi-detached dwelling in a residential cul de sac in Ashford. The site is not within any designated areas. Parking is available both to the side and front of the property. The front door of the property is to the side elevation. There is an existing single storey extension which is to be removed to make way for the development now proposed. The adjoining neighbour also benefits from a single storey rear extension. It is of note that planning permission was granted for No 4 Farm Close under reference 21/00623/AS for the same form of development. The prevailing character of the street scene is one of nearly identical design/size properties.

## Proposal

Two-storey rear extension following the demolition of the existing rear extension; new first floor window on side elevation.

## Relevant Planning History

No recent relevant planning history

## 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 Rolvenden Neighbourhood Plan (adopted December 2019),
- v. the Boughton Aluph & Eastwell Neighbourhood Plan (adopted October 2021)
- vi. the Egerton Neighbourhood Plan (adopted March 2022)
- vii. the Charing Neighbourhood Plan (adopted July 2023)
- viii. the Pluckley Neighbourhood Plan Review 2023 (adopted July 2024)
- ix. the Aldington & Bonnington Neighbourhood Plan (adopted October 2024)
- 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)

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

### **Ashford Local Plan 2030:**

SP1, SP6, ENV3a, HOU8, TRA3a

### **Draft Ashford Local Plan 2042**

On the 31 July 2025, the Council's Cabinet approved a consultation version of the draft Ashford Local Plan 2042 (Regulation 18). Consultation on the draft Ashford Local Plan will take place on 18 August – 13 October 2025. At present, the policies in this emerging Local Plan should be afforded limited weight.

### **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 December 2024  
Planning Practice Guidance

## **Consultations**

**Ward Member Cllr Leavey** - no objections

**Ward Member Cllr Suddards** - no comment received

**South Ashford Community Forum** - no comment received

**Neighbours** - 4 neighbours consulted; no representations received

## **Assessment**

### **Visual Amenity**

Sitting below the existing ridge height, the two storey element creates an acceptable, subordinate addition to the property appearing neither out of scale nor overly bulky. Furthermore, by removing the existing conservatory, the proposed single storey rear extension is also an acceptable, subordinate addition with limited additional footprint. The proposed use of materials is also acceptable. The extension replicates the form and appearance of a similar scheme approved in 2021 at No.4 Farm Close, ensuring consistency within the street scene. Both schemes are comparable in terms of scale, massing, and siting, and the design approach is consistent with the established character of the area. The precedent set by 21/00623/AS demonstrates that development of this nature is appropriate within this context and does not result in undue harm to the visual amenity of the street scene. The provision of a further first floor window on the side elevation would also be visually acceptable. I am therefore satisfied that the development would not be harmful to the visual amenity of the street scene.

### **Residential Amenity**

The first floor window on the side elevation would face towards the neighbour and associated driveway at No 30 Farm Close. This neighbour benefits from a first floor window also on the side facing the application site and this window is fully obscure glazed. The two driveways also act as separation between the two properties.

Turning now to the extension itself. The two storey element of the extension has been assessed against the 45-degree light test for the adjoining neighbour at No 26. Whilst the extension marginally breaches the 45-degree guideline in respect of the bedroom window serving the adjoining neighbour, the degree of infringement is minimal and unlikely to result in significant loss of light or outlook for the neighbouring property at No.26 Farm Close.

Because No. 26 lies to the north, the trajectory of the sun (moving east to west across the southern sky) means that overshadowing from the proposed development will be minimal. Any shadowing would primarily fall within the applicant's own garden rather than onto No. 26. The proposal would not result in an overbearing impact on the adjoining property at No. 26. The scale and hipped roof design further mitigate visual dominance, ensuring the development does not appear oppressive when viewed from No. 26.

I am therefore satisfied there would be no significant harm caused to residential amenity through overbearing development/harmful overlooking.

### **Highway Safety**

There is sufficient off road parking to serve the property in its extended form. I am therefore satisfied there would be no significant harm caused to highway safety.

### **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.

### **Conclusion**

In light of the above assessment I am satisfied that the proposed development would comply with the requirements of Development Plan policy and Central Government guidance. I therefore recommend that planning permission is granted.

### **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:

<b>Description</b>	<b>Date</b>
Proposed Block Plan - 669-04	29 October 2025
Proposed Plans and Elevations - 669-03 Rev B	29 October 2025
Location and Block Plan - 669-01A	4 November 2025

**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:**

- **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.

- **Climate Change**

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)

- **Working with the Applicant**

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 and,
- by adhering to the requirements of the Development Management Customer Charter.

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