

# Planning Statement

**Site:** 133 Jemmett Road, Ashford, Kent, TN23 4RJ

**Proposal:** Change of use from a single dwelling to 2 separate dwellings by internal partition of existing 4 bed house into 2 x 2 bed separate units (retrospective) Resubmission of 22/00430/AS

**Prepared by Credo Planning Ltd**

On behalf of: Mr King

Date: December 2025

## **1 Introduction**

- 1.1 This Planning Statement supports a FULL planning application for the Change of use from a single dwelling to 2 separate dwellings by internal partition of existing 4 bed house into 2 x 2 bed separate units (retrospective) (Resubmission of 22/00430/AS), at 133 Jemmett Road, Ashford, TN23 4RJ.
- 1.2 Since the previous application was withdrawn a joint venture company has been established by Ashford Borough and Canterbury City Councils to tackle the 'Stodmarsh issue' to create a credit initiative to sell on as credits to developers, to unlock the development of homes delayed due to concerns over the water quality in the River Stour and at the Stodmarsh nature reserve downstream near Canterbury. This scheme should be available to the application site within the first quarter of 2026 and will enable the developer to purchase credits to mitigate the impact of the development on Stodmarsh thus overcoming the principle reason for withdrawing the previous application.
- 1.3 The retrospective conversion creates an additional dwellinghouse in a sustainable urban location which is supported in principle within the Local Plan and NPPF.
- 1.4 Significant support for the proposal is provided at paragraph 125c and 125d of the NPPF, which states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and, decisions should promote and support the development of under-utilised buildings, especially if this would help to meet identified needs for housing where land supply is constrained.
- 1.5 The Council are unable to demonstrate a 5-year supply of housing, therefore the titled balance is engaged in favour of granting planning permission for new residential development in sustainable residential locations such as this. In the absence of any significant adverse impacts, the social, economic and environmental benefits associated with the proposal, indicate that planning permission should be granted.

## 2 Application Site

- 2.1 The application site comprises 133 Jemmett Road, Ashford, which is a semi-detached residential property located on the east side of Jemmett Road in a sustainable suburban residential location.



*Site Location – Google Earth ©*

- 2.2 133 Jemmett Road benefits from a two-storey side extension that was approved planning permission in 2014. The side extension has been built and contained two additional bedrooms to create a four-bedroom property.
- 2.3 The applicant has carried out internal alterations to subdivide the two-storey side extension from the original house, including adding a partition wall, internal stair to first floor, a first floor bathroom and an independent entrance door in the side elevation.
- 2.4 This application seeks retrospective planning permission for the new self-contained two-bedroom dwellinghouse that has been created in the two-storey side extension, known as 133A Jemmett Road. The original house (133 Jemmett Road) has been converted back to a two-bedroom unit.
- 2.5 At the front of the property there are four parking space, two space for each property and, to the rear there are two private garden areas which are separated by a boundary fence.
- 2.6 The site is located in Flood Zone 1 and is not subject to flooding. The site is not located in a conservation area and the building is not listed. There are no listed buildings located in proximity to the site. There are no Article 4 Direction at the site.

### **3 Planning History**

3.1 14/00662/AS – Two storey side extension – Approved 16/07/2014

- This extension has been built. A new two-bedroom dwellinghouse has been created in the side extension and retrospective planning permission is sought for the new dwelling in this application.

3.2 22/00074/AS - Lawful Development Certificate - Proposed - Internal partition of existing 4 bed house into 2 x 2bed separate units by filling up existing internal party wall, installing new stair and bathroom – Refused for the following reasons:

1. *The proposed dividing wall goes beyond the erection of a domestic internal wall and would result in the creation of an additional dwelling i.e. a separate planning unit. Thus, although internal to the existing building, the dividing wall would effectively form the outer or external wall of the proposed dwelling (and that of the existing dwelling). Therefore, the proposed development would not constitute permitted development and would therefore require full planning permission.*

3.3 It is questioned whether the internal alterations referred to by the Council constitute development (as per the reasoning in the Officer Assessment). However, there is no dispute that the creation of a new dwelling requires planning permission and is therefore not lawful permitted development.

3.4 22/00430/AS - Change of use from a single dwelling to 2 separate dwellings by Internal Partition of existing 4 bed house into 2 x 2 bed separate units by filing up existing party wall, installing new stair and bathroom (retrospective) – Application withdrawn at the request of the Council for the following (assumed) reasons:

- Impact on Stodmarsh – this matter was out of the control of the applicant at the time and the Council were still in the process of establishing a suitable borough wide mitigation scheme to address the impacts on Stodmarsh. This matter should be addressed by the Council at the start of 2026 when the joint venture credit scheme is fully established.
- Internal floor space falls under the minimum national space standards requirements. As set out in this Statement there are potential solutions to overcome this issue and the minor shortfall under the space standards guidance does not constitute a significant adverse impact and is outweighed by the benefits of an additional unit when the titled balance is applied.

## **4 Proposal**

- 4.1 Change of use from a single dwelling to 2 separate dwellings by internal partition of existing 4 bed house into 2 x 2 bed separate units (retrospective) (Resubmission of 22/00430/AS), at 133 Jemmett Road, Ashford, TN23 4RJ.
- 4.2 The internal floor layout is shown on the submitted drawings.
- 4.3 Two additional driveway parking spaces are provided for the new dwelling at the front of the property. Two driveway parking have been retained at the front of the original dwellinghouse at 133 Jemmett Road. 4 space are provided in total.
- 4.4 The rear garden has been subdivided to create two private gardens, one for each property.

## **5 Planning Policy Framework**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the purpose of this application the Development Plan comprises the Ashford Local 2030.

### **Ashford Local Plan 2030**

- 5.3 **Policy SP1** sets out the Council's strategic objectives including focusing development at accessible and sustainable locations, conserving the natural environment and heritage assets and creating high quality design.
- 5.4 **Policy SP2** sets out the Council's strategic objectives to housing delivery between 2018 and 2030 and states windfall housing development will be permitted where it is consistent with the spatial strategy outlined above and is consistent with other policies of this Local Plan, in order to ensure that sustainable development is delivered.
- 5.5 **Policy SP6** promotes high quality design in the borough and advises that development proposals must be of high design quality and demonstrate careful consideration to the character of the area, ease of movement, mixed use and diversity, safety and richness in detail.

- 5.6 **Policy HOU3a** covers residential windfall development within settlements and states that residential development and infilling [including conversions] of a scale that can be satisfactorily integrated into the existing settlement will be acceptable within the built-up confines of settlements including Ashford, subject to certain criteria being met.
- 5.7 **Policy HOU12** states all new residential development shall comply with the nationally described space standards.
- 5.8 **Policy HOU15** seeks to ensure adequate private outdoor amenity spaces are provided for new residential development, flats and dwellinghouses.
- 5.9 **Policy TRA3a** sets parking standards for residential development in the borough and requires two spaces to be provided for a two-bedroom unit in a suburban and rural location.
- 5.10 **Policy TRA5** relates to planning for pedestrians and advises that proposals shall demonstrate how safe and accessible pedestrian access and movement routes will be delivered and how they will connect to the wider movement network. Opportunities should be proactively taken to connect with and enhance Public Rights of Way whenever possible, encouraging journeys on foot.
- 5.11 **Policy TRA6** relates to the provision of cycling and seeks to promote cycling within the borough including providing cycle parking provision within new developments.
- 5.12 **Policy TRA7** relates to the road networks and development and advises that applicants must demonstrate that traffic movements to and from the development can be accommodated, resolved, or mitigated to avoid severe cumulative residual impacts.

#### **National Planning Policy Framework**

- 5.13 The overarching principle of the NPPF is a clear presumption in favour of sustainable development. In terms of determining applications this means approving development proposals that accord with the development plan without delay.
- 5.14 The NPPF was updated in December 2024 with a renewed focus on housing supply and infrastructure with the aim of achieving its core objectives of increasing housing supply and fostering economic growth. One of the key aims of the updated NPPF is to increase national housing targets to get Britain building again with the government committed to delivering 1.5 million more homes over the next parliament. This results in an increased target of circa 370,000 homes per annum across England – up from 300,000 under the previous method. A 40% increase in the southeast.
- 5.15 **Paragraph 8** of the NPPF states that there are three dimensions to sustainable development; an economic objective; social objective & an environmental objective.

- 5.16 **Paragraph 39** states local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.17 **Paragraph 61** states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
- 5.18 **Paragraph 73** states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.
- 5.19 **Paragraph 109** states (inter alia) that opportunities to promote walking, cycling and public transport use are identified and pursued.
- 5.20 **Paragraph 115** states (inter alia) for new development it should be ensured that (a) sustainable transport modes are prioritised (b) safe and suitable access to the site can be achieved for all users.
- 5.21 **Paragraph 124** advises that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.22 **Paragraph 125c)** states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.
- 5.23 **Paragraph 125d)** states planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 5.24 **Paragraph 129** states that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - b) local market conditions and viability;

- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

5.25 **Paragraph 135** states (inter alia) that development should be visually attractive, add to the overall quality of the area, be sympathetic to local character and safe, inclusive and accessible.

## **6 Five Year Housing Supply**

6.1 Ashford Borough Council has acknowledged that their housing land supply figures have fallen to 4.39 years. The Council cannot therefore demonstrate a 5-year housing supply.

6.2 The inability to demonstrate a 5-year supply of deliverable housing sites means that paragraph 11(d) of the NPPF (referred to as the ‘tilted balance’) is engaged.

6.3 Paragraph 11(d) of the NPPF states that a presumption in favour of sustainable development applies and, for decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.4 In effect, paragraph 11(d) requires additional weight to be given to the issue of delivering homes in the required balancing exercise, particularly where a Council is failing housing delivery targets and cannot demonstrate a 5-year supply of housing.

6.5 The tilted balance weighs heavily in favour of the residential development at 133 Jemmett Road which should be granted permission providing criteria (i) and (ii) are not triggered.

- 6.6 Criterion (i) refers to policies in the Framework that protect areas or assets of particular importance, examples of these types of environments are listed in Footnote 7 of the NPPF.
- 6.7 The application site is located within the Stodmarsh catchment area (a protected area) however the Council are now able to provide a credit scheme to mitigate the impacts of new housing development on Stodmarsh, therefore paragraph 11(d)(i) will not be triggered.
- 6.8 It is noted that the GIA of the new unit falls slightly below the minimum national space standards for a two-storey two bedroom dwellinghouse, however there are considered to be suitable solutions to overcome this as indicated within this Statement. Therefore, in relation to criteria (ii), and as demonstrated in this Planning Statement, there would be no significant and demonstrable adverse impacts associated with the proposed development, and criteria (ii) of 11(d) is also not triggered.
- 6.9 The benefits of the proposal include the social and economic benefits of additional housing in a sustainable location at a time when the Council cannot demonstrate a 5-year supply of housing. This should be afforded significant weight when determining the application and tilt the balance in favour of granting permission.
- 6.10 In addition, the proposal makes the most efficient use of a building by increasing the number of residential units from one to two, which would meet the environmental objective at paragraph 8 of the NPPF. The environmental benefits of the proposal should also be afforded significant weight when determining the application and tilt the balance in favour of granting permission.
- 6.11 Therefore, in the absence of any significant and demonstrable harm the titled balance under paragraph 11 (d) is engaged and planning permission should be granted for the proposed development.

## **7 PLANNING ASSESSMENT**

### **Principle of development**

- 7.1 The application site is located within a sustainable urban residential area where the principle of additional housing is supported under Local Plan policies SP1, SP2 and HOU3a.
- 7.2 Specifically, Local Plan policy HOU3a supports residential windfall development and infilling (and conversions) within the urban area of Ashford subject to the following requirements being met:

**a) It is of a layout, design and appearance that is appropriate to and is compatible with the character and density of the surrounding area;**

7.3 The new dwelling has been created within the existing footprint of the building and there have been no changes to the scale and no significant alterations to the design or appearance compared to the approved two-storey extension. The design and appearance of the development is therefore acceptable.

7.4 The rear garden has been subdivided to create two private gardens. This minor change has not impacted the character of the surrounding area or street scene and the plot pattern is compatible with the character of the area.

7.5 Two additional driveway parking spaces have been created outside the front of the new unit which is wholly in keeping with the established character of the driveway parking in Jemmett Road.

**b) It would not create a significant adverse impact on the amenity of existing residents;**

7.6 The subdivision of the building and plot has not created any adverse impact on the amenity of existing residents at 133 Jemmett Road or any neighbouring properties.

7.7 No additional first floor openings have been installed and there has been no additional impact from overlooking compared to the approved two-storey side extension.

7.8 Garden boundary treatment ensures that both rear gardens are private and secure for the occupants of the existing and new dwelling.

**c) It would not result in significant harm to or the loss of, public or private land that contributes positively to the local character of the area (including residential gardens);**

7.9 The new unit has been created within the footprint of an existing dwellinghouse and there has been no loss of public or private land.

**d) It would not result in significant harm to the landscape, heritage assets or biodiversity interests;**

7.10 The application site is located in an urban residential area and the change of use does not result in any harm to the landscape. There are no heritage assets nearby and the conversion of the existing building did not have any impact on biodiversity as only internal works were required to change the use of the building.

**e) It is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network;**

- 7.11 The proposed and existing dwellinghouse both benefit from off-road driveway parking at the front of the property. The driveway parking arrangement is in keeping with the established parking arrangement in Jemmett Road and provides suitable and safe access from the site onto the road. In addition, KCC highways were consulted during the previous application and did not raise any concerns or objections to the parking / access at the application site.

**f) It does not need substantial infrastructure or other facilities to support it, or otherwise proposes measures to improve or upgrade such infrastructure;**

- 7.12 The application building is already connected to water and drainage systems and the new two bed unit would not need substantial infrastructure or other facilities to support it.

**g) It is capable of having safe lighting and pedestrian access provided without a significant impact on neighbours or on the integrity of the street scene; and,**

- 7.13 The new unit is accessed via a new side entrance door with direct access onto the front drive and pedestrian pavement outside the front of the site. Safe pedestrian access is therefore provided for the occupants of the property.

**h) It would not displace an active use such as employment, leisure or community facility, unless meeting the requirements of other policies in this Plan.**

- 7.14 The proposal would not displace any of the above uses.

**Where a proposal is located within, or in the setting of an AONB, it will also need to demonstrate that it is justifiable within the context of their national level of protection and conserves and enhances their natural beauty.**

- 7.15 The application site is not located in, or within the setting of a National Landscape Area (formally AONB).

Policy HOU3a Summary

- 7.16 As demonstrated above the development would be in complete accordance with Local Plan policy HOU3a

### **Parking**

- 7.17 There are two dedicated spaces at the front of the new unit and a further two parking spaces at the front of existing unit in accordance with the parking requirements set out in policy TRA3(a). The proposed parking and access arrangements would be comparable to neighbouring properties and the existing use.

### **Living standards**

- 7.18 Local Plan policy HOU12 states that all new residential development, including dwellings created through subdivision or conversion, shall comply with the Nationally Described Space Standards.
- 7.19 The change of use has created 2 x two-bedroom, two storey dwellings. The space standards for two-bed units is set out below.

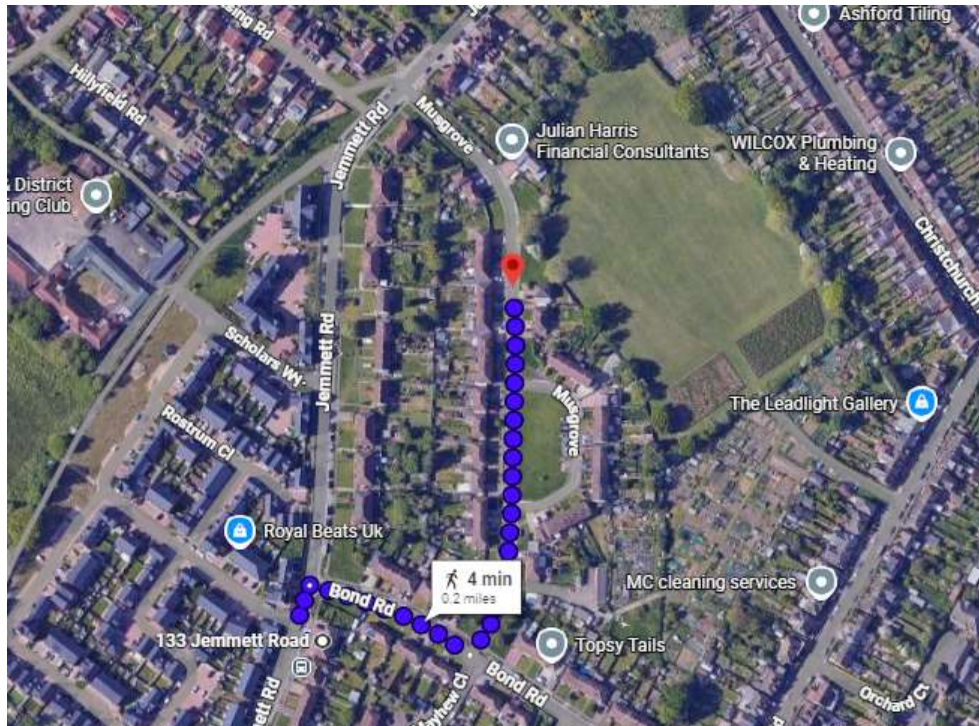
<b>Number of bedrooms (b)</b>	<b>Number of bedspaces (persons)</b>	<b>1 storey dwellings</b>	<b>2 storey dwellings</b>	<b>3 storey dwellings</b>	<b>Build-in storage</b>
<b>1b</b>	<b>1p</b>	<b>39 (37)*</b>			<b>1.0</b>
	<b>2p</b>	<b>50</b>	<b>58</b>		<b>1.5</b>
<b>2b</b>	<b>3p</b>	<b>61</b>	<b>70</b>		<b>2.0</b>
	<b>4p</b>	<b>70</b>	<b>79</b>		

- 7.20 The two-bed property at 133 Jemmett Road has a double bedroom measuring approx. 16sqm (with additional built in storage) and a single bedroom measuring approx. 9.5sqm (with additional built in storage). The overall GIA of the existing property at no.133 measures circa 76sqm and is therefore in accordance with the national space standards for a two-bed 3-person two-storey dwellinghouse.
- 7.21 The two-bed property at no. 133A has a double bedroom measuring approx. 11.5sqm and a single bedroom measuring approx. 8.5sqm. The overall GIA of no.133A is circa 61sqm. It is acknowledged that the space standards require a minimum floor area of 70sqm for a two-storey 2-bed 3-person dwelling. However, the new unit at no.133A is only slightly below the guidance set out in the space standards and as demonstrated by the proposed plans the new unit created at no.133A provides a good standard of living accommodation overall and is capable of being occupied as a smaller two-bed unit, with a private rear garden and two driveway parking spaces.
- 7.22 It is therefore asserted that the GIA of the new unit should be accepted in this instance, as it does not fall significantly below standards and provides an acceptable standard of living accommodation as demonstrated by fact that the unit is currently occupied. The creation of an addition dwelling would add to the Council's housing stock at a time when they are unable to demonstrate a 5-year supply of housing. Further, the conversion of the existing dwelling to create an additional unit is also in accordance

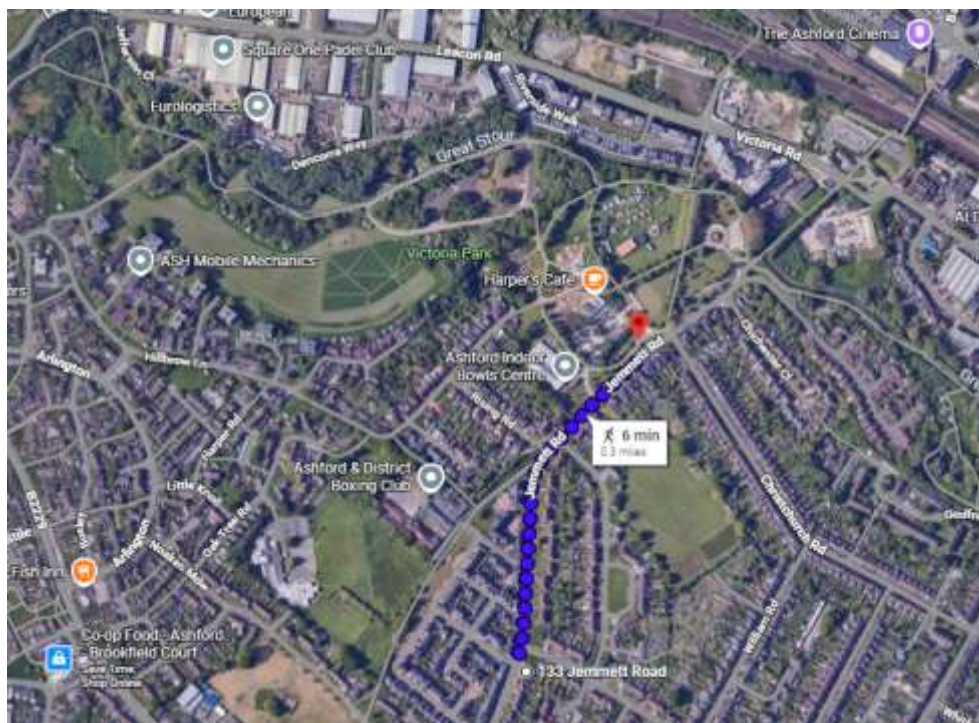
with paragraph 125c and 125d of the NPPF, which states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes, especially if this would help to meet identified needs for housing where land supply is constrained. The titled balance in favour of additional housing is therefore considered to outweigh any perceived harm arising from the GIA falling only 8sqm below standards, and would be significant and demonstrably outweighed by the overall benefits of the proposal, namely additional housing in a sustainable location.

- 7.23 It is also noted that the national space standards advise that a one-storey 3-person dwelling should have a minimum GIA of 61sqm, while a two-storey 3-person dwelling should have a minimum GIA of 70sqm. The additional 9sqm required for a two-storey dwelling is presumably required to accommodate the additional floor area required for stair between ground and first floor. The stairs within the new unit at no.133A only take up circa 3.6sqm floor space in total, therefore it is asserted that the usable living space within the unit provides an acceptable living space, that is not significantly below the guidance recommended in space standards.
- 7.24 In addition, the internal layout of no.133A could be simply reconfigured (relocating a partition wall) to reduce the size of the single bedroom (bedroom 2) below 7.5sqm to create a home office rather than a bedroom, creating a 1-bed 2-person unit that would fall within the national space standards requirement. This simple internal reconfiguration could be secured by a condition stipulating the internal alterations are made within a suitable timescale agreed with the LPA. Whilst this option is not preferred by the applicant, it is a viable option that would overcome any objections to the internal floor area and conflict with space standards and would allow the Council to permit the application should they consider that the current layout is unacceptable. This option would also allow the retention of an existing dwelling, which is otherwise wholly in accordance with policy, at a time when the Council cannot demonstrate a 5-year supply of housing and, would also conform with paragraph 39 of the NPPF which requires LPAs to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 7.25 The external rear gardens fall slightly below the size requirement recommended in policy HOU15, however it is noted that there is no reduction in the length of the existing garden and both gardens provide a dedicated private garden area directly at the rear, which is considered to be an adequate size for the two bed dwellings and would provide a private useable external open space in accordance with HOU15.
- 7.26 It is also noted that the application site is located in close proximity to several local parks and open spaces. Musgrove Recreation Ground is located only 0.2 miles from the site and Victoria Park is only approx. 0.3 miles from the site.
- 7.27 Future occupants would have access to these nearby public open spaces for exercise and leisure, therefore the size of the rear gardens would not have a harmful impact on living standards of future occupants that would warrant refusal of the application.

7.28 The below Google maps demonstrate the proximity of site to nearby public open spaces which can be utilised by the future occupants.



**Google image 1** - The application site is located 0.2 miles and a 4-minute walk from the Musgrove Recreation Ground – Google Earth ©

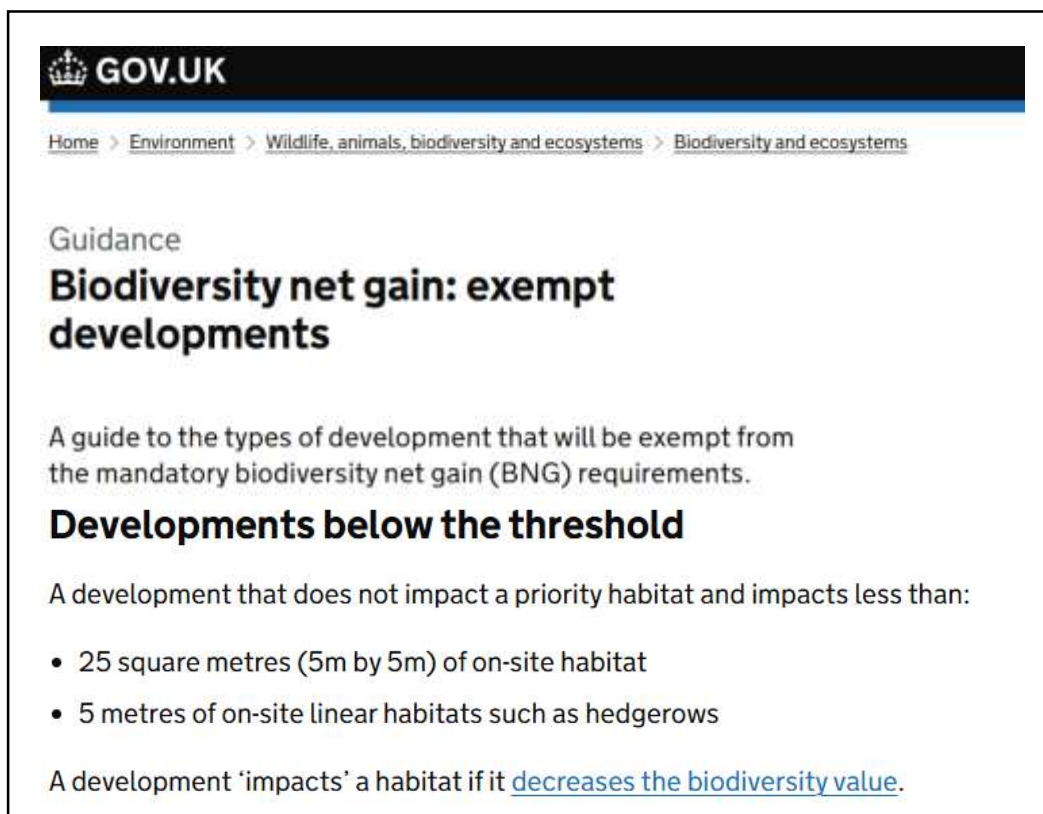


**Google image 2** – The application site is located 0.3 miles and a 6-minute walk from the edge of Victoria Park – Google Earth ©

- 7.29 As a result, the size of the rear gardens would not result in any significant harmful impacts and certainly would not amount to substantial harm when applying paragraph 125c) of the NPPF and the tilted balance under paragraph 11d) of the NPPF.
- 7.30 In addition, the length of the rear gardens has not altered from the previous use of 133 Jemmett Road as a single dwellinghouse, therefore no objections can be raised in terms of an alteration to plot pattern.

### Ecology

- 7.31 The application site comprises previously developed residential land and the change of use did not include any external extensions to the application building. The additional parking provided outside the front of the site (laying of hardstanding) constitute permitted development and did not require planning permission.
- 7.32 The existing rear garden has been retained as a landscaped garden save for a subdividing boundary fence between the two properties.
- 7.33 As a result, the development would not result in any negative ecology impacts and there is no requirement for an ecology survey.
- 7.34 As no priority habitat has been lost or damaged and no on-site habitat has been impacted the proposal would fall under the biodiversity net gain exemption as per Government guidance.



The image is a screenshot of a GOV.UK webpage. At the top left is the GOV.UK logo. Below it is a breadcrumb trail: Home > Environment > Wildlife, animals, biodiversity and ecosystems > Biodiversity and ecosystems. The main heading is 'Guidance Biodiversity net gain: exempt developments'. Below this is a sub-heading: 'A guide to the types of development that will be exempt from the mandatory biodiversity net gain (BNG) requirements.' The next section is 'Developments below the threshold', followed by the text 'A development that does not impact a priority habitat and impacts less than:' and a bulleted list: '25 square metres (5m by 5m) of on-site habitat' and '5 metres of on-site linear habitats such as hedgerows'. At the bottom, it says 'A development 'impacts' a habitat if it [decreases the biodiversity value.](#)'

### **Stodmarsh Impact**

- 7.35 Since the previous application was withdrawn a joint venture company has been established by Ashford Borough and Canterbury City Councils to tackle the 'Stodmarsh issue' to create a credit initiative to sell on as credits to developers, to unlock the development of homes delayed due to concerns over the water quality in the River Stour and at the Stodmarsh nature reserve downstream near Canterbury. This scheme should be available to the application site within the first quarter of 2026 and will enable the developer to purchase credits to mitigate the impact of the development on Stodmarsh.
- 7.36 The current application is accompanied by a Nutrient Assessment and Nutrient calculation setting out the credits required for a new dwelling with an average occupancy of 2.4 people as per Natural England guidance, which will allow the scheme to benefit from the credits available from the joint venture when they become available in 2026. The available credits will mitigate the impact of the additional dwelling on Stodmarsh. As this matter is now firmly in a position to move forward and is controlled by the Council, it would not be reasonable for the council to refuse the application due to potential impacts on Stodmarsh. We look forward to receiving more information from the Council regarding the credit system once this is adopted and, of course would welcome proactive engagement with the council on this matter in accordance with paragraph 39 of the NPPF.
- 7.37 Notwithstanding the nutrient loads presented for the additional unit at no.133A it is also reasoned that the conversion to two units would not actually increase the nutrient load compared to the potential lawful use of the single dwellinghouse as a 4-bedroom 7-person family dwelling or as a 6-person HMO, which would constitute permitted development.
- 7.38 It is reasoned that the existing property could be used by 7 people as a single family house or as a 6-persons HMO (under permitted development), which would generate more nutrient pollution than the existing two units if they were retrofitted with water saving measures as outlined in the Nutrient Assessment. These measure could be secured by planning conditions to reduce the nutrient pollution.
- 7.39 It is therefore reasoned that a simple planning condition could be attached to achieve a betterment in terms of nutrient pollution so there would in fact be no additional impact on Stodmarsh. We believe this a practicable and reasonable approach and would welcome proactive discussions with the LPA on this matter, particularly during the period at the start of 2026 before the Stodmarsh credit scheme is implemented.

## **8 Conclusion**

- 8.1 The application seeks retrospective planning permission the conversion of an existing building to provide one additional residential unit – two dwellinghouses in total.
- 8.2 The site is located in a sustainable residential area therefore the principle of the development and increase in residential units is considered to be acceptable and in accordance with policy.
- 8.3 No external alterations are proposed and the conversion of the existing property, including the driveway parking and private rear gardens, does not appear out of keeping with the character of the area.
- 8.4 The increased density (one additional residential unit) would not represent a significant increase, and would be in keeping with other properties of a similar size in the surrounding area. In addition, the total number of bedrooms within the property has not increased so there would be no increase in the number of occupants. As such the increase in one additional residential unit cannot be deemed to have any significant harmful impacts upon neighbouring residential amenity due to increased noise and disturbance.
- 8.5 It is acknowledged that the new unit falls slightly below the guidance in the national space standards, however the new unit provides a good standard of living accommodation as demonstrated by the proposed floor plans and also benefits from a private rear garden and policy compliant driveway parking.
- 8.6 The benefits of the proposal include the social and economic benefits of additional housing in a sustainable location at a time when the Council cannot demonstrate a 5-year supply of housing. This should be afforded significant weight when determining the application and tilt the balance in favour of granting permission.
- 8.7 In addition, the change of use to two units would constitute an efficient use of the site / building which would meet the environmental objective at paragraph 8 of the NPPF. The environmental benefits of the proposal should also be afforded significant weight when determining the application and tilt the balance in favour of granting permission.
- 8.8 Significant support for the proposal is provided at paragraph 125c and 125d of the NPPF, which states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes, especially if this would help to meet identified needs for housing where land supply is constrained.
- 8.9 The Council are unable to demonstrate a 5-year supply of housing, therefore the titled balance is engaged in favour of granting planning permission for new residential development in sustainable locations such as this. The 61sqm GIA of the new unit is only slightly below space standards requirement and is not considered to represent a significantly adverse impact as indicated by the fact the unit is already occupied which

demonstrates that living standards are acceptable. Therefore, in the absence of any significant and demonstrable adverse impacts, the social, economic and environmental benefits associated with the proposal clearly dictate that planning permission should be granted.

8.10 We therefore respectfully request that retrospective planning permission is granted.