

Officer's Assessment Sheet

Application Number PA/2025/2341
Type **Householder planning permission**
Location 156 Kingsnorth Road, Ashford, TN23 6LS
Proposal Two-storey rear extension; creation of a vehicular crossover and parking area to the rear with new access from Hampden Road; installation of associated fencing; erection of a new front porch; and alterations to fenestration, including the addition of a first-floor window on the side elevation. Following the demolition of the existing rear extension

Case Officer Liliana Paukova
Registration Date 23/12/2025 **Consultation Ends** 26/01/2026
Valid Date 18/12/2025 **Deadline Date** 12/02/2026
Applicant Mr Jem Cerit
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, three bedroomed property within the Ashford urban area. It is not within any designated areas. The rear garden element of the property extends to the east along Hampden Road.

Proposal

Two-storey rear extension; creation of a vehicular crossover and parking area to the rear with new access from Hampden Road; installation of associated fencing; erection of a new front porch; and alterations to fenestration, including the addition of a first-floor window on the side elevation. Following the demolition of the existing rear extension.

Relevant Planning History

DM - PA/2025/1953 - Refuse - Two storey rear extension and front porch including alterations to fenestration to include a first floor window on the side elevation and new rear parking provisions following the demolition of existing single rear extension.

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, ENV4, 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 took 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
Dark Skies SPD 2014

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 - No comment received.

South Ashford Community Forum - No comment received.

Neighbours - 7 neighbours were consulted. No comment received.

Assessment

Principle/Visual Amenity

The principle of adding a residential extension to a dwelling is acceptable subject to site specific issues being satisfactorily addressed.

Policy HOU8 makes provision for extension(s) to dwellings where:

- The existing dwelling enjoys a lawful residential use
- The proposed extension would not materially harm any neighbouring uses including the living conditions of adjoining residents
- 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 proposal 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 streets scene

NPPF paragraph 135 states that planning policies and decisions should ensure that developments add to the overall quality of the area. They should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. They should be sympathetic to local character, including the surrounding built environment and landscape setting.

This two storey rear extension proposal no longer introduces an unacceptable addition in terms of height, massing and design. The replacement of the previously proposed flat roof in PA/2025/1953 with a pitched roof with a lower eaves level significantly reduces the scale of the two storey extension now proposed and results in a form that is proportionate and subordinate to the main dwelling. The pitched roof design reflects the roof form of the existing dwelling and surrounding properties ensuring a cohesive relationship with the character of the area. The eaves height has been appropriately aligned with the existing eaves of the dwelling and the extension now connects appropriately with the original roof form.

The proposed materials have been carefully considered and are designed to be in keeping with the existing style of the host dwelling. The brickwork has been selected to match the existing and white UPVC windows are proposed in place of the previously suggested dark grey finish. The downpipes are also intended to match the existing ensuring a cohesive and integrated appearance.

Turning to the additional parking to the rear of the site and the front porch, the proposed parking area would incorporate block paving which is considered acceptable. The parking area would result in a minor loss of scrub vegetation and would therefore not cause detrimental harm to the surrounding area. The front porch would be a subordinate addition

that is sympathetic to the local character and would also represent an acceptable form of development.

Overall, the extensions and alterations are of an appropriate scale, massing, form, design and appearance. The proposed development would not give rise to any unacceptable impacts on visual amenity and would be in accordance with Policy HOU8 of the Local Plan, SPG Note 10 'Domestic Extensions in Urban and Rural Areas' and paragraph 135 of the NPPF.

Residential Amenity

The neighbouring property at No. 158 Kingsnorth Road benefits from an extension granted in 2014. An access path separates the two properties. The proposed extension would not extend beyond the building boundary line of this neighbour, therefore I am satisfied there would be no detrimental impact on the rear facing windows or amenity space of the neighbouring property. The application proposes a single door on the ground floor and one bedroom window on the first floor of the southern flank elevation of the existing house. However, given the presence of the existing fence and the positioning of the window facing an adjacent hallway window and an obscured bathroom window, I am satisfied that the proposal would not result in any significant harm to residential amenity.

The adjoining neighbour at No. 154 Kingsnorth Road benefits from the same single storey extension element as proposed at the application site. There are two first floor windows at No. 154 Kingsnorth Road which face towards the rear both of which serve a single bedroom. Although the proposed development remains at the same depth as application PA/2025/1953 the eaves height has been reduced and the roof design amended to a hipped form sloping away from the attached neighbouring property which would reduce the harm in terms of residential amenity. As a result, the potential impact on the attached property in terms of loss of light or overbearing impact would be limited and therefore acceptable.

Given the above, I am satisfied there would be no significant harm to residential amenity of neighbouring properties.

Highway Safety & Parking

There is no increase in the number of bedrooms to serve the property and as such there is no need for further parking provision. The plans show parking to be provided towards the rear of the site through the altered access. The proposed access is on a straight section of Hampden Road and this combined with the limited speed on this road and the limited intensity of the proposal, would I believe ensure that the proposed development would not lead to an unacceptable intensification of vehicular movements and would not result in any adverse impact on highway safety of the surrounding local network.

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.

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 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:

Description	Date
Location and Block Plan - 670-01 Rev A	17 December 2025
Proposed Plans and Elevations - 670-03 Rev D	17 December 2025
Proposed Block Plan - 670-04 Rev B	17 December 2025
Roof Plan - 670-05 Rev A	17 December 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no windows, or similar openings shall be constructed in the first floor of the southern flank elevation of the two storey rear extension hereby approved.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of the occupiers of neighbouring properties.

- 5 The vehicle access, parking and manoeuvring areas shown on drawing number 670-04 Rev B shall be kept available at all times for vehicle parking and no development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on the land shown or in such a position as to prevent the use of the space for parking.

Reason: Development without the provision of adequate vehicle parking space is likely to lead to parking inconvenient to other road users.

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.

- 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)

- 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. The application was determined in a timely manner.