

- 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

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

Landscape Character SPD 2011

Residential Parking SPD 2010

Supplementary Planning Guidance

SPG10 Domestic Extensions in Urban and Rural Areas (adopted June 2004)

Kent Downs AONB Management Plan 2021-2026

Informal Design Guidance Notes

Climate Change Guidance for Development Management 2022

Government Guidance

National Planning Policy Framework December 2024

Planning Practice Guidance

Consultations

Initial Consultation

Hamstreet Parish Council

Objecting due to loss of light and loss of privacy/overlooking.

Neighbour Consultations

There were 5 neighbours consulted on this case and three letters of objection were received. The following material planning considerations were raised;

- overdevelopment,
- overlooking,
- loss of privacy.

- *[Officer comment: following concerns raised regarding residential amenity, amended plans were received].*

Reconsultation

Hamstreet Parish Council

No further comments were received.

Neighbour Consultations

There were 5 neighbours consulted on this case and two further letters of objection were received, raising the following material planning considerations;

- overlooking,
- loss of parking,
- loss of light.
- *[Officer comment - these issues will be discussed within the following assessment, specifically within the designated residential amenity and highway safety sections].*

Assessment

The main considerations in the assessment of this application are;

- Principle,
- Visual Amenity,
- Residential Amenity,
- Highway Safety & Parking.

Principle of development

The application site falls within the built confines, where development is generally supported. The proposal relates to the erection of an extension to the existing dwelling. With this in mind, it is considered that the principle of development would be acceptable, subject to site-specific considerations. In this instance, the main considerations in the determination of this application are visual amenity, residential amenity, and highway safety and parking.

Visual Amenity

The application site comprises a semi-detached two-storey dwelling located on Romney Road, in Hamstreet. The application dwelling and the surrounding residential properties are relatively uniform in appearance with little architectural interest. The dwellings are

constructed with brick to the ground floor and cladding/tiles to the first floor. The windows and doors are white UPVC and there are front gardens to each dwelling.

The application proposes the erection of a two-storey side extension and single-storey rear extension. Whilst the two-storey side extension would be highly prominent within the public realm, it has been designed to be in keeping with the existing dwelling and the immediate surroundings. As such, it is not considered that it would appear out of place. Furthermore, it is noted that a number of the neighbouring properties have been subject to similar extensions in the past. Consequently, it is not considered reasonable to raise any objections on visual grounds.

Similarly, the proposed single-storey rear extension has been designed to ensure that it would match the existing dwelling and, therefore, would not appear visually incongruous within the site, or the immediate surroundings.

Overall, it is therefore considered that the proposal would comply with policy HOU8 in terms of visual amenity.

Residential Amenity

The site is located within an area of dense residential development. The site is immediately adjacent to 7 Romney Road to the north and numbers 15-19 Farm Road sit to the rear of the site (to the west). 9 Romney Road sits to the south, however, it is separated by the road known as Willow Drive. The neighbours most likely to be affected by the proposal are therefore 7 Romney Road and 15-19 Farm Road.

In its original form, the application proposed the erection of a large two-storey side and rear extension which would have projected beyond the side and rear elevations of the existing property. Owing to the density of development in this area, concerns were raised regarding the scale and design of the extension, which would have directly overlooked the neighbours to the rear, resulting in a severe loss of privacy.

In response, amended plans were received which saw the reduction in the two-storey extension, limiting it to a two-storey side extension and a single-storey rear extension. Therefore, whilst there would be an additional first-floor window, this would be obscure glazed and it is considered that the views achievable from this window would not be fundamentally different from the views from the existing first-floor windows and, whilst there would be some overlooking, this would continue to be mutual interlooking caused by the existing layout of the site and the neighbouring properties to the rear, and it is therefore not considered reasonable to raise an objection in this regard.

Finally, whilst the concerns raised by 7 Romney Road are noted, given the single-storey nature of the proposed rear extension, which is the only element of the proposal that would affect this neighbour, and the pitched roof, which slopes downwards, it is not considered that there would be an unacceptable loss of light to this property. This is also further supported by the 45-degree light tests, which the applicant has provided for indicative purposes only.

Overall, in its amended form, it is considered that the proposal would not have a detrimental impact on the living conditions of the neighbouring properties. The proposal would therefore comply with policy HOU8 in terms of residential amenity.

Highway Safety & Parking

The proposal would result in the creation of a fourth bedroom at the site, and, therefore, three parking spaces would be required in order for the proposal to comply with policy TRA3a. There would be one parking space retained on the driveway at the site, meaning there would be a shortfall of two parking spaces. During the site visit, it was noted that a number of the surrounding properties only have one parking space, and vehicles were commonly parked on the streets surrounding the residential properties. As such, whilst it is acknowledged that there would be a shortfall of parking, given the availability of on-street parking, and that the site would not be disadvantaged when compared to the neighbouring properties, it is not considered reasonable to consider the parking shortfall as sufficient grounds to warrant a refusal of the application.

Conclusion

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In light of the above assessment, the proposed development is compliant with the relevant policies of the Ashford Local Plan 2030 and Central Government guidance. With no overriding harm identified, it is therefore 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 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 Plan	12 November 2025
Existing and Proposed Block Plan	14 November 2025
Proposed Roof Plan	8 January 2026
Proposed Elevations	8 January 2026
Proposed Floor Plans	8 January 2026

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 side elevation of the building.

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

- 5 Prior to the first occupation of the development, the first-floor window openings on the rear elevation shown on the drawing labelled "Proposed Elevations", received on 08/01/2026, shall be fitted with obscured glass (privacy level/grade 3 or higher) and shall be non-opening up to a minimum height of 1.7 metres above the internal finished floor level and maintained as such thereafter.

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

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 applicant/agent was updated of any issues after the initial site visit. The applicant/agent responded by submitting amended plans, which were found to be acceptable, and permission was granted.

- 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.