



Chief Planning Officer
Folkestone and Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent CT20 2QY

Our ref FOLK/24/01
Your ref
21.03.24

Dear Sir/Madam,

Development at The Willows, Ashford Road, Snave, Kent, TN26 2QJ

I refer to the above site. I have been instructed by my clients to submit a Householder planning application for the following development;

“Erection of two storey side extension containing therapy room, storage space, carers bedrooms, accessible bedroom, wet room and bathroom, sitting room and hydrotherapy pool, together with shed for containing plant and equipment.”

The proposed development is described in the plans submitted with the application, numbered as follows;

- ARa 3137/P100
- ARa 3137/P101
- ARa 3137/P102
- ARa 3137/P103 A

Site and Surroundings

The site consists of a single detached dwelling in a large plot. The dwelling is single storey with accommodation in the roof and has been designed to reflect a barn type agricultural structure, reflective of the rural location. The building is timber clad, with a red brick plinth and projecting gables in the centre of the building at the front and rear. The gable to the front is finished in brick, and the gable to the rear is timber clad. The dwelling is located towards the front of the plot and has a gravel drive and parking area, and a garage block to the northern boundary. The site is relatively flat and level.



The site is located in a rural area, within a small enclave of properties, which includes St. Augustine's Church and Manor Farm. The church is a Grade II* listed building and is therefore a designated heritage asset. The site is set back from the main highway and behind Manor House, a detached property which has a frontage onto Ashford Road. Surrounding the application site to all sides are open fields and the A2070 runs north to south to the west of the site.

Planning history

According To the Council's website, the following applications are recorded for development at the site;

- Y06/1213/SH- Erection of a replacement dwelling together with a detached garage and store following demolition of existing dwelling. Granted 20.03.07
- Y16/0013/SH- Certificate of lawful development (proposed) for the erection of an outbuilding. Withdrawn 21.04.16

Proposed development

[REDACTED]

The development proposed is to erect a two-storey side extension to the southern elevation of the existing building [REDACTED]

[REDACTED]

[REDACTED]

Externally, the proposed extension will be attached to the southern flank elevation of the existing house. The ridge height of the proposed extension will match the ridge height of the existing dwelling. The extension will project forward and to the rear of the existing dwelling. the materials to be used on the external faces will match the existing dwelling- timber cladding, red bricks and peg tiles.

[REDACTED]

Policy Context

Applications for planning permission should be determined in accordance with the policies of the development plan, insofar as they are relevant, unless material considerations indicate otherwise. In this case, the development plan consists of the Core Strategy Review adopted in 2022, and the Places and Policies Local Plan 2020. The Core Strategy Review is a strategic policy document and is aimed at large scale strategic developments. There are therefore no policies that are directly relevant to the proposed development. The relevant policies of the Local Plan are;

- HB1 Quality Places Through Design
- HB8 Alterations and Extensions to Buildings
- HB9 Annexe Accommodation

According to the Council's Policy Map, the site lies outside of a settlement and in the countryside.

Other material considerations include;

- National Planning Policy Framework (December 2023)

The NPPF in particular sets out in paragraphs 10 and 11 that for decision taking, the presumption in favour of sustainable development means approving development proposals that accord with an up-to-date development plan without delay. In addition, paragraph 130 requires planning decisions (amongst other matters) to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Main issues

Having regard to the policy context the main issues are;

- The impact of the development on the amenities of the occupiers of the adjoining properties;
- The impact of the development on the character of the existing dwelling and the wider area.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



- annexes in the countryside should be attached to the host dwelling wherever possible,
- will be judged against the general development control criteria set out in policy HB8,
- have internal access to the existing dwelling and be capable of being incorporated into the main dwelling when the need for the annex ceases,
- if the annex is within flood zone 3, the floor levels shall not be below that of the existing.

The above issues will be addressed through assessing the proposal against the criteria of policy HB9, and the other relevant policies of the development plan- HB8 and HB1.

Impact on the character of the area

In relation the criteria of policy HB8, there are some specific items to be met in relation to the impact on the character of the area. In general terms, the extension should seek to reflect the scale, proportions, materials, roof line and detailing of the original building and not have a detrimental impact on the street scene.

The assessment of the proposals against the criteria of policy HB8 are set out below.

Criterion 1- the proposed extension will allow adequate light and ventilation into the building. Habitable spaces and rooms are served by windows that will allow light and ventilation into the extended building.

Criterion 2- Whilst it is proposed to add a side extension, the sketches show a minimum gap of 5.1m to the southern boundary at first floor level, and a maximum gap of 7.9m. As there is no residential dwelling to this side of the property, a terracing effect will not be created, notwithstanding the size of the gap to the plot boundary.

Criterion 3- the proposed side extension is not single storey, but in any event, does not have a flat roof. The roof is designed to match and reflect the design (in terms of the forms, scale, pitch and appearance) of the roof of the existing dwelling.

Criterion 4- the proposal is not for a loft conversion

Criterion 5- in relation to various subheadings, the overall width of the existing dwelling is 21.8m, and therefore the width of the proposed extension (maximum 5.685m) meets this criterion. The depth of the extension is less than half the depth of the garden, although the depth extends to the front of the plot, and this requirement is met. Although the proposed extension is to the front of the building, and extends in front of the existing front elevation of the dwelling, as the building does not face a street, and there is another dwelling to the west between it and the main highway, there is no “building line” to follow, so this is not part of the policy is not relevant. The design of the extension is subordinate in that it is of limited width, but is also designed to integrate into the existing dwelling to create a uniform appearance [REDACTED]

[REDACTED]
[REDACTED]. The materials and fenestration proposed will reflect those of the existing building in order to ensure good design. The plot is large, and the proposed extension will not impact on its “open” character.

Criterion 6- as the site is within Flood Risk Zone 3, the floor level of the proposed should be no lower than the existing floor levels. [REDACTED], level thresholds are required. This will comply with the policy and minimise the risk of flooding.

Criterion 7- the existing building itself is not a heritage asset, but the church to the south is. However, the proposed extension is well designed to integrate properly into the design and appearance of the existing dwelling, and to reflect its design and appearance. The proposed extension is set a generous distance from the southern boundary, and there is a gap of 23m between the closest point of the proposed extension and the closest corner of the church building. There is sufficient space between the site and the proposed extension and the listed church building to ensure that the setting of the heritage asset will not be harmed.

Criterion 8- [REDACTED]
[REDACTED]
[REDACTED]

Notwithstanding this, the proposed extension is of limited scale in terms of its width, and no higher than the ridge line of the existing dwelling. In relation to the original dwelling, which is the dwelling currently on the site as approved by planning permission Y06/1213/SH, it is submitted that the development is not disproportionate. The proposed development avoids any adverse impact on the quality and character of the landscape or rural setting due to the scale, design, siting within the plot and appearance.

Criterion 9- the proposal is not for a garage, so this requirement is not relevant.

It is clear from the above that the proposed development meets the criteria of policy HB8, and as a result, does not cause harm to the character and appearance of the area.

Policy HB1 is a general policy requiring all new development to make a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality. By meeting the requirements of policy HB8, then the requirement of policy HB1 will be met.

As a result of the above, there will be no conflict with the policies of the development plan in relation to the impact on the character of the area.

Impact on the amenities of the adjoining properties.

Criterion 1 of policy HB8 requires extensions to not result in harm to the occupiers of neighbouring residential properties. There are no residential dwellings to the north or south of the site, but there is a dwelling (Manor House) to the west. However, there is a distance of over 50m between the nearest walls of the two dwellings and intervening landscaping, and therefore the relationship of the proposed extension and the neighbouring property is such that there would be sufficient space between buildings to enable the 45 degree guidelines to not be contravened and to avoid any overbearing or harmful impact. There will be no direct overlooking or loss of privacy to this dwelling.

As a result, it is clear that the relevant criteria of policy HB8 is complied with.

Conclusion

Having regard to the above, it is clear that the current proposal will not result in harm to the amenities of the occupiers of the adjoining properties. In addition, it is clear that the proposed development is well designed and will therefore not have a harmful impact on the character of the area, and the design and form will reflect that of the existing house.

Having regard to the criteria of policy HB9, the proposed accommodation is attached to the existing dwelling, and will be physically integrated into the main dwelling, [REDACTED]

[REDACTED] The existing dwelling has a lawful use, and the proposed extension will not harm any neighbouring use. As the arguments set out above demonstrate, the proposed extension is sympathetic and modest in scale and appearance to the main dwelling and site, designed sensitively to complement the existing dwelling and ancillary and subordinate in terms of design and massing, and there is a clear dependency in terms of siting and function with the main dwelling. There is no harm to heritage assets, as described above, and although the development is on a site that is outside the settlement boundary, there will be no adverse impact on the quality and character of the landscape or rural setting.

[REDACTED] The proposed floor levels are not below that of the existing dwelling.

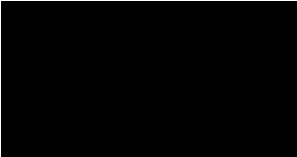
In the light of the above, it is submitted that there is no conflict with the policies of the development plan, and the development therefore falls within the definition of sustainable development in accordance with paragraphs 10 and 11 of the NPPF. As a result, there is a presumption in favour of the development, and planning permission should be granted without delay.

Should the case officer wish to visit the site or discuss any of the above, then I can be contacted on the details below.



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Yours sincerely,



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