

## Officer Report

Application No.	25/0061/FH
Site Address	2 LEAFIELD, SELLINDGE, ASHFORD, TN25 6ER
Officer Name	Danielle Wilkins
Proposal	Erection of rear and side extensions.

### Recommendation

Report Number	RD-436822
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	06 March 2025

### Report

#### SITE

The application site is a detached single storey dwelling in the settlement of Sellindge, located in a cul-de-sac location of Leafield. The site is within the Stour Operational Catchment Area and an area of archaeological potential.

The dwelling is finished in a combination of pale facing brickwork, uPVC cladding and white render with a plain tiled roof and uPVC fenestration. There is a large front and rear garden with off-street parking for at least three cars to the front and side of the dwelling. The dwelling has a simple pitched roof form. There is an existing single storey rear extension.

#### RELEVANT HISTORY

Y09/1019/SH - Erection of a single storey rear/side extension. Approved with conditions

Y08/0283/SH - Erection of single storey side and rear extensions. Approved with conditions

#### PROPOSAL

This application seeks planning permission for the erection of one rear/side extensions and one side extension. Both extensions would be single storey and finished in materials to match the host dwelling. The proposed rear/side extension would replace an existing single storey rear/side extension albeit it with a larger footprint. The number of bedrooms within the dwelling would remain the same as existing with the proposed extensions creating a small porch to the side elevation and an open plan lounge/kitchen/diner to the rear with utility room to the side.

#### CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

Sellindge Parish Council – no objections

## **REPRESENTATIONS**

0 representations received

## **PUBLICITY**

Neighbours notified by letter. Expiry date 10/02/2025

## **RELEVANT POLICIES**

Core Strategy Local Plan:

Places and Policies Local Plan: HB1 HB8

NPPF & NPPG:

## **APPRAISAL**

### Design and visual impact

The proposed single storey side extension (porch) would sit comfortably on the side elevation of the dwelling, providing a functional space off the driveway, due to its modest size and scale, while it would be visible to some degree from the streetscene it would not result in harm to its character.

In terms of the single storey rear/side, this would extend the full width of the rear elevation and wraparound the southwestern corner of the dwelling, extending a further 3.7m to the side of the dwelling (1.3m more than the existing single storey side projection) similar to the existing rear/side extension. In addition, the height of the proposed extension would be the same as the existing roof height, with the side hipped side roof form set slightly lower than the ridge of the main dwelling. The application building occupies a large plot and ample space would be retained to the boundaries in order to respect the open nature the site. It is considered that, the extension would sit comfortably within the plot and not result in any harm to the character or appearance of the dwelling or wider streetscene.

It is therefore considered that the proposed extension comply with policies HB1 and HB8 of the Places and Policies Local Plan.

### Residential Amenity

The proposed rear/side extension would be positioned approximately 2.1m from the west side boundary and approximately 3.3m from the east side boundary and in excess of 17m from the rear boundary.

Turning firstly to the neighbouring dwelling to the west, (no. 14 Swan Lane) the proposed extension would have a hipped roof form fronting this neighbour in order to minimise its appearance, in addition, there is an existing detached garage in the rear garden of 14 Swan Lane which would obscure views of the proposed extension, in addition, no side windows are proposed that could result in any loss of privacy, nevertheless there is a 1.8m high close boarded fence between the two dwellings that would prevent any overlooking.

Turning to the neighbouring dwelling to the east (no. 4 Leafield), there are a number of side facing windows in close proximity to the boundary, I was not able to ascertain onsite what these windows serve as the dwelling appears abandoned (this was corroborated by the applicant onsite).

Nevertheless, only two high level windows are proposed, one to serve the lounge within the rear/side extension and one within the side (porch) extension, in addition the boundary to this side consists of a 1.8m close boarded fence. It is therefore considered that there would be no risk of overlooking or loss of privacy. In addition, the proposed extensions are positioned a sufficient distance from the boundary, with roof forms which pitch away from the boundary in order to prevent for any loss of light impact.

It is therefore considered that the proposed extensions would not result in harm to neighbouring amenity and would comply with policies HB1 and HB8 of the PPLP.

#### Parking and Highway Safety

No additional bedrooms are proposed which would increase the parking demand at the site. A small area of the existing driveway would be developed at the side of the main dwelling to provide the porch however this is not considered to significantly impact the parking provision on site where three cars can still park comfortably on the driveway.

It is therefore considered that the proposal would have a neutral impact on parking and highway safety.

#### Environmental Impact Assessment

In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

#### **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 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.

#### **PUBLIC SECTOR EQUALITY DUTY**

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

#### **RECOMMENDATION**

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

### **Recommended Conditions (3)**

1

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason:

In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall not be carried out except in complete accordance with the following approved drawings and documents: KBC/24/162/001, KBC/24/162/002, KBC/24/162/003 Rev A

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

3

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reason:

In the interests of visual amenity.