

Officer Report

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| Application No. | 25/1936/FH |
| Site Address | HONEYPOT FARM, ALDINGTON ROAD, COURT-AT-STREET, HYTHE, CT21 4PH |
| Officer Name | Macey Douglas |
| Proposal | Hip to gable extension, first floor and two storey side extensions. |

Recommendation

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| Report Number | RD-439009 |
| Recommended Decision | Recommended to be Approve with Conditions |
| Recommendation Date | 11 December 2025 |

Report

Site

Honeypot Farm is a mixed commercial and residential site located at the western extent of Court-At-Street on the southern side of the B2067. The site is accessed via single track directly off the B2067 and is approximately 150m from the road. The site slopes down from the north to the south.

The property subject of this application is the residential dwelling towards the end of the track. The dwelling itself is two storey design with several dormers of varying designs in the roof.

The site is located within the Kent Downs National Landscape Area on the scarp slope. It benefits from far reaching views towards the coast however the dwelling is set within the landscape.

Relevant Site History

25/0181/FH - Proposed conversion of outbuilding to holiday let – Approved with conditions

Y19/1035/FH - Retrospective application for the erection of an outbuilding and conversion into 2 x holiday let accommodations (1 x 3 bed and 1 x 1 bed). - Approved with conditions

Y13/0065/SH - Extension and alteration of existing outbuilding for use as a storage and distribution china/cutlery business. - Approved with conditions

Proposal

Planning permission is sought for the erection of a two-storey extension and first floor extension to the southern elevation of the residential dwelling located towards the end of the track. The extension would feature several sets of black aluminium bifold doors and would be finished in brickwork to match the existing dwellinghouse and black stained timber weatherboarding. The two-storey extension would not extend beyond the depth of the existing single storey extension.

The proposed two storey and first floor extension would result in a hip to gable extension to both the east and west elevation. Within the façade of the gable end extension to the western elevation, the proposal would feature a large, glazed window which features a glazed Juliet balcony.

The development would also see the replacement of the windows throughout the property from white uPVC to black aluminium framed windows.

Consultation Responses

Lympne Parish Council – No objection

Representations

No representations have been received during the consultation period.

Relevant Policies

Places and Policies Local Plan 2020: HB1, HB8, T2, NE3

Core Strategy Review 2022

SS1, SS3

NPPF (2024)

Paragraphs: 8, 11, 39, 131-141, 181

NPPG

Countryside and Rights of Way (CRoW) Act 2000, Section 85

Kent Downs Area of Outstanding Natural Beauty (AONB) Management Plan 2021-2026

Kent Downs National Landscape Design Handbook

Appraisal

The site is located within the Kent Downs National Landscape Area where development should continue to preserve and enhance the natural beauty of the area rather than detract or result in harm. Under the Countryside and Rights of Way (CRoW) Act 2000, Section 85 duty is placed upon the determining authority to seek to further the purpose of conserving and enhancing the natural beauty of the National Landscape.

The proposed extensions to the southern elevation and the hip to gable extensions rear extension would not alter the existing layout significantly and would not extend beyond the southern building line. It is acknowledged that the dwelling would increase in height, bulk and mass at the south-western part of the site, however it would also simplify the design of the host dwelling, resulting in a more cohesive appearance, particularly when viewed from the south. Therefore, it is considered on balance that the proposed extensions in terms of their form, scale and massing would be acceptable additions to the host dwelling.

The proposal would seek to introduce an increased amount glazing to the southern and western elevations. Given that the property is well screened from the highway and set back from the public highway, in this instance it is not considered that the glazing would be detrimental to the character and appearance of the Kent Downs National Landscape. The proposed choice of materials are considered to be appropriate for the character and natural beauty of the KDNL too and the black

stained weatherboarding would ensure that the resultant dwelling would not appear too stark in the landscape.

The proposed development would not be visible from the street scene given that the property is significantly set back from the highway and located down a private track as previously mentioned. As such, it is not considered that the proposed development would have an impact on the character and appearance of the street scene or the surrounding area.

Overall, the proposal is considered to be acceptable in terms of design and visual amenity and would continue to further the purpose of conserving and enhancing the natural beauty of the National Landscape. As such the proposal would be acceptable in this respect and would conform to the requirements of the above duty and to local and national planning policy.

Residential Amenity

Owing to the separation distance and that there are no nearby neighbouring properties, the proposed development would have no impact upon residential amenity and therefore is acceptable in this regard.

Highways

The proposed development would not have an impact on the existing on site parking arrangements and would not result in any additional bedrooms. Therefore, the proposed development is considered to be acceptable in accordance with policy T2 of the PPLP.

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.

Duty to Cooperate

In accordance with the National Planning Policy Framework 2024 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service and, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

Recommendation

In light of the above, the application is considered to be acceptable and therefore is recommended for approval.

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:

250529-SP-001 Proposed Site/Block Plan - received 16/10/2025

250529-P-002 Proposed Elevations - received 16/10/2025

250529-P-001 Proposed Ground and First Floor Plans - received 16/10/2025

250529-E-003 Existing and Proposed Roof plans

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 development hereby approved shall be carried out in accordance with the details of materials as specified in the application form received 16/10/2025.

Reason:

In the interests of visual amenity.

