

Officer Report

Application No.	25/2093/FH
Site Address	WEST END, 1 BLENHEIM ROAD, LITTLESTONE, NEW ROMNEY, TN28 8PR
Officer Name	Katy Claw
Proposal	Infill porch extension, conversion of integral garage to living accommodation, insertion of Bi-Fold doors to rear elevation and removal of rear chimney stack, together with new windows and timber cladding to the front elevation.

Recommendation

Report Number	RD-439176
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	16 January 2026

Report

SITE

The application site is located within the town of Littlestone, on the northern side of Blenheim Road near the entrance to Warren Road which runs to the south.

The site forms a large, detached single-storey property, finished in red brick with tile hanging and a dark tiled roof.

The property features an integral garage with an in/out driveway laid with paving bricks and a separate detached garage to the western elevation.

At the rear is a good-sized garden with various trees/shrubs and an outbuilding. The site backs onto fields.

The general character of the streetscene consists of a mix of single-storey and two-storey dwellings mostly finished in traditional materials consisting of brick and render.

The properties are set back from the highway, some separated by low brick walls and most with off-street parking provision.

The following constraints apply:

Within the settlement of Littlestone

Area of Archaeological Potential

RELEVANT HISTORY

91/0945/SH – erection of a single storey rear extension.

Approved with conditions

87/0073/SH – Erection of extension.

Approved with conditions

SH/80/1347 – change of use garage to dining room. Erect garage

Approved with conditions

PROPOSAL

This application seeks planning permission for an in-fill porch extension, conversion of integral garage to living accommodation, insertion of Bi-Fold doors to rear elevation and removal of rear chimney stack, together with new windows and timber cladding to the front elevation.

The front in-fill extension would be constructed on the existing porch footprint, not extending beyond the front façade of the main property. The in-fill extension would feature a new front door and a window.

The proposed garage conversion would see the existing garage door replaced with a window and the internal space converted to form a bedroom.

Regarding finished materials, the new fenestration will be grey aluminium and all windows throughout the property would be replaced with grey aluminium to match. To the front elevation, part of the frontage would be clad with vertical timber cladding with the remainder of the property remaining red brick.

Other works proposed include the insertion of bi-fold doors to the rear in place of two windows and the existing chimney at the rear of the property is proposed to be removed and the roof made good.

CONSULTATION RESPONSES

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

New Romney Town Council – No objection

REPRESENTATIONS

None.

PUBLICITY

Neighbours notified by letter. Expiry date 22.12.2025

RELEVANT POLICIES

Places and Policies Local Plan 2020: HB1, HB8

Core Strategy Review 2022: SS1

NPPF

NPPG

APPRAISAL

Design and visual appearance

The infill porch would not extend beyond the footprint and front façade of the main house and would therefore appear subservient.

Timber cladding does not generally feature in the streetscene but is considered a good quality material and together with alterations to the fenestration at the frontage would have limited visual impact. There are no objections to these changes.

The property is of no historical or architectural merit and so the loss of the chimney is not objectionable. Visually the changes would be limited. Repair materials are described as matching roof tiles which is supported.

The installation of bi-fold doors to the rear would not be visible from a public place and are acceptable.

Residential amenity

The proposed works would have a neutral impact on the nearby neighbouring properties.

Parking and highways

With regard to the garage conversion, there is no evidence of PD rights having been removed or any condition requiring the garage be retained for parking purposes and so changes to the internal layout and loss of the garage would not require permission in its own right.

Notwithstanding, there is ample parking provision to accommodate two vehicles and so the loss of the garage space is not a concern.

Archaeological Potential

Given the minor nature of the application it is not considered likely to result in harm to any buried items of archaeological interest. As such it is considered that no further information or mitigation is required in this regard.

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.

Local finance considerations

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as

New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.

In accordance with policy SS5 of the Core Strategy Local Plan the Council has introduced a Community Infrastructure Levy (CIL) scheme, which in part replaces planning obligations for infrastructure improvements in the area. This application is not liable for the CIL charge.

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 accordance with the details shown on the submitted drawings:

Site Location Plan – 25.126 001 – 14.11.2025

Proposed Ground Floor Plan & Elevations – 25.126 002 – 14.11.2025

Proposed Ground Floor Site Plan – 25.126 003 – 14.11.2025

Proposed Roof Plan – 25.126 004 – 14.11.2025

Proposed Block Plan – 25.126 006 – 14.11.2025

Design & Access Statement – 14.11.2025

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of policy HB1 of the 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 and as shown on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the appropriate appearance of the completed development and in the interests of visual amenity.