

06 June 2025



Mr John Escott
Downe House, 303 High Street, Orpington, United
Kingdom, BR6 0NN

International House
Dover Place
Ashford
Kent TN23 1HU
01233 331111
www.ashford.gov.uk

Town & Country Planning Act

Case Reference	NOT/2025/0741
Site Address	Four Winds, New Road, Egerton, TN27 9DT
Proposal	Reserved matters application for the approval of Scale, Appearance and Layout for a detached dwelling and detached garage pursuant to outline planning permission PA/2023/2005

Reserved matters of scale, appearance and layout for a detached dwelling and detached garage pursuant to outline planning permission PA/2023/2005 approved subject to the following conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Description	Date
Proposed Site Layout - NR-675-SP-50 Rev B	14 April 2025
House Floor Layouts and Elevations - NR-675-PD-50	14 April 2025
Proposed Block Plan & Site Location Plan - NR-675-BP-50 Rev C	14 April 2025
Detached Double Garage Plan and Elevations - NR-675-PD-G50	14 April 2025

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 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.

- 3 Prior to first occupation of the dwelling hereby approved, details / specifications of the proposed Air Source Heat Pump for the dwelling shall be supplied to and approved in writing by the Local Planning Authority. The Air Source Heat Pump shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of residential amenity.

- 4 The parking spaces and manoeuvring areas shown on drawing number NR/675/SP-50 Rev B shall be kept available at all times for vehicle parking and manoeuvring, and no development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on the land shown or in such a position as to prevent the use of the spaces for parking.

Reason: Development without the provision of adequate vehicle parking space is likely to lead to parking inconvenient to other road users.

- 5 Prior to the first occupation of the development, the first floor en-suite and bathroom window openings on the flank elevations shown on drawing number NR/675/PD-50 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 m 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.

- 6 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 flank elevations of the dwelling, other than those already shown on the approved drawings.

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 and,
 - by adhering to the requirements of the Development Management Customer Charter.

In this instance the application was acceptable as submitted and no further assistance was required. The application was dealt with/approved without delay.

- 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).

- The applicant is advised that the reserved matters relating to landscaping remains outstanding, as do all other relevant planning conditions (including pre-commencement conditions) associated with planning permission reference PA/2023/2005.

Signed

A handwritten signature in black ink, appearing to read 'S. Cole', written in a cursive style.

Simon Cole
Assistant Director - Planning and Development