

05 June 2025



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## **Town & Country Planning Act**

**Case Reference**            **NOT/2025/0323**

**Site Address**            **Four Winds, New Road, Egerton, TN27 9DT**

**Proposal**                **Reserved matters application for the approval of scale and appearance for 9no dwellings pursuant to outline planning permission PA/2022/2093.**

**Reserved matters of scale and appearance for 9no dwellings pursuant to outline planning permission PA/2022/2093 is granted subject to the following conditions:**

### **Conditions:**

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

<b>Description</b>	<b>Date</b>
House Type Plots 7, 8 & 9 Accessible & Adaptable Dwelling M4(2) compliant - NR/675/PD-104	20 February 2025
House Type Plots 4, 5 & 6 Accessible & Adaptable Dwelling M4(2) compliant - NR/675/PD-103	20 February 2025
Proposed 4 Car Parking Barn Plan and Elevations - NR/675/PD-G1	20 February 2025
House Type Plot 2 Accessible & Adaptable Dwelling M4(2) compliant - NR/675/ PD-101	20 February 2025
House Type Plot 3 - Accessible & Adaptable Dwelling M4(3) compliant - NR/675/PD-105	14 April 2025
House Type Plot 1 Accessible & Adaptable Dwelling M4(2) compliant - NR/675/PD-102 Rev A	14 April 2025
Proposed Site Layout - NR/675/SP01 Rev S	14 April 2025
Proposed Block Plan / Site Location Plan - NR/675/BP01 Rev L	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 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 south west flank elevation of the building at plot 1, or in the first floor of the west flank elevation of the building at plot 4.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of the occupiers of neighbouring properties.

- 4 The car barns hereby permitted shall remain open to the front elevation and no means of enclosure or doors shall be erected / inserted without the prior approval of the Local Planning Authority in writing.

Reason: In the interest of visual amenity and highway safety.

- 5 Prior to first occupation of the dwellings hereby approved, details / specifications of the proposed Air Source Heat Pumps for the dwellings and where appropriate screening for the Air Source Heat Pumps, shall be supplied to and approved in writing by the Local Planning Authority. The Air Source Heat Pumps shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of the visual amenities of the locality and residential amenity.

#### **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 applicant/ agent submitted amended plans which were found to be acceptable and permission was granted. The application was determined in a timely manner.

- 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/2022/2093.

**Signed**

A handwritten signature in black ink, appearing to read 'S. Cole'.

Simon Cole  
Assistant Director - Planning and Development