

# Officer's Assessment Sheet

**Application Number** NOT/2025/0323  
**Type** Approval of reserved matters  
**Location** 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.  
**Case Officer** Matthew Apperley  
**Registration Date** 20/02/2025 **Consultation Ends** 12/05/2025  
**Valid Date** 05/03/2025 **Deadline Date** 05/06/2025  
**Applicant** Mr B Walker  
**Agent** Mr John Escott

## Environmental Impact Assessment ---

Is EIA Required: No Reason:

## RECOMMENDATION

**Approve with Conditions**

### Site and Surroundings

The application site covers an area of approximately 0.49 hectares, and is situated on the north eastern side of New Road and is located immediately to the east of the village confines of Egerton (as shown within the Egerton Neighbourhood Plan). I would note that Four Winds itself is located within the shown village confines. The application site also forms part of the Egerton - Pluckley Greensand Fruit Belt Landscape Character Area, and is located within the Stour Catchment.

The southern part of the application site comprises of the existing access to Four Winds and an existing strip of land in the eastern section of the Four Winds plot. The main northern part of the application site consists of an open vegetated area which was formerly used as Orchard Nurseries.

It is important to recognise that the application site is a site allocated for eight dwellings suitable for occupation by older persons via Egerton Neighbourhood Plan Policy ENP D5. To the north and east of the application site are open fields, to the west of the application site are a number of residential properties accessed off The Street and to the south west of the application site there are more residential properties in Stevens Close. To the east / south east of the application site there is a parcel of land fronting onto New Road which is allocated for housing (indicative capacity of 15 units) in Policy S30 of the Local Plan. The allocated site has now primarily been built out with a scheme for 15 two storey dwellings approved under application reference 20/01600/AS (approved July 2022). Lastly, to the south of the application site on the opposite side of New Road, there are some residential properties in Harmers Way, and behind (to the south west) them a further 13 houses have been approved at appeal (reference - 21/00627/AS - APP/E2205/W/22/3298686) in April 2023.

## **Proposal**

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

(N.B. during the life cycle of this reserved matters application, the applicant revised the scheme as submitted so as to alter the proposed dwellings on plots 1 and 3 and also move the dwellings on plots 5 and 6 slightly north eastwards. I am of the opinion that the siting of the all the proposed dwellings shown respects the general approved layout in the outline planning permission).

## **Relevant Planning History**

PA/2022/2093 - Outline application for the erection of 9 dwellings with formation of new access, to consider access and layout with all other matters reserved. Approved 16/07/2024.

## **Planning Policy**

The Development Plan for Ashford Borough comprises:-

- (i) the Ashford Local Plan 2030 (adopted February 2019),
- (ii) the Chilmington Green AAP (adopted July 2013),
- (iii) the Wye Neighbourhood Plan (adopted March 2016),
- (iv) the Rolvenden Neighbourhood Plan (adopted December 2019),
- (v) the Boughton Aluph & Eastwell Neighbourhood Plan (adopted October 2021),
- (vi) the Egerton Neighbourhood Plan (adopted March 2022),
- (vii) the Charing Neighbourhood Plan (adopted July 2023),
- (viii) the Pluckley Neighbourhood Plan Review 2023 (adopted July 2024),
- (ix) the Tenterden Neighbourhood Plan (adopted October 2024),
- (x) the Aldington & Bonnington Neighbourhood Plan (adopted October 2024),
- (xi) the Kent Minerals and Waste Local Plan (2016) & the Kent Minerals and Waste Early Partial Review (2020).

The relevant policies from the Development Plan relating to this application are as follows:

### **Ashford Local Plan 2030**

SP1 – Strategic Objectives  
SP2 - The Strategic Approach to Housing Delivery  
SP6 – Promoting High Quality Design  
HOU3a - Residential windfall development within settlements  
HOU5 – Residential windfall development in the countryside  
HOU12 – Residential Space Standards (internal)  
HOU14 – Accessibility standards  
HOU15 – Private external open space

ENV1 – Biodiversity  
ENV3a – Landscape Character and Design  
ENV4 – Light pollution and promoting dark skies  
ENV7- Water Efficiency  
ENV9 – Sustainable Drainage  
ENV10 - Renewable and Low Carbon Energy  
ENV13 - Conservation and Enhancement of Heritage Assets  
TRA3a – Parking Standards for Residential Development  
TRA6 – Provision for Cycling  
EMP6 – Promotion of Fibre to the Premises (FTTP)

### **Supplementary Planning Documents**

Landscape Character SPD 2011  
Residential Parking SPD 2010  
Sustainable Drainage (SuDs) SPD 2010  
Residential Space & Layout SPD 2011  
Dark Skies SPD 2014  
Fibre to the Premises SPD 2020

### **Informal Design Guidance Notes**

Climate Change Guidance for Development Management 2022  
Design Guidance Note 1: Residential layouts & wheeled-bins  
Design Guidance Note 2: Screening containers at homes  
Design Guidance Note 3: Moving wheeled-bins through covered parking facilities to the collection point

### **Village/Parish Design Statements / Neighbourhood Plans**

Egerton Neighbourhood Plan

ENP P1 - Distinctive Landscape Character and Biodiversity  
ENP P2 - Trees, hedges and woodland  
ENP P6 - Light Pollution and Dark Skies  
ENP D1 - Development principles  
ENP D5 - Land at Orchard Nurseries  
ENP D7 - Water supply and Drainage  
ENP D8 - Renewable energy and climate change mitigation

### **Government Guidance**

National Planning Policy Framework 2024  
Planning Practice Guidance

### **Consultations**

**Egerton Parish Council:** They support this development as it will supply houses requested by residents. These properties provide optimised solutions for the elderly and those with disabilities. They are pleased that the developer has taken the time and effort to liaise with neighbours to ensure the minimum disruption to them.

**KCC Heritage:** No objections to the proposal subject to the imposition of an archaeological works condition on any permission.

*(Planning Officer Comments - I consider it important to note that KCC Heritage agreed in the outline application that following the submission of a CAT Evaluation Report of the site (which found no archaeological remains) it is unlikely that any archaeology survives on the site. On this basis KCC Heritage considered in the outline application that no further formal archaeological works are needed and they did not see the need to recommend any condition requiring archaeological work. Therefore, I consider that this stance also relates to this reserved matters application as well).*

**KCC Highways & Transportation:** Advised that this application did not warrant the involvement of the Highway Authority).

**Environmental Protection:** I verbally discussed the issue of Air Source Heat Pumps with the Environmental Protection team. They highlighted that such pumps can be acceptable in residential areas as long as they meet certain noise criteria's etc... They suggested that details of the pumps be agreed by way of a condition.

**KCC Ecology:** No response received.

**Southern Water:** They advise that their previous correspondence in relation to the outline application remain valid.

**Neighbours:** 47 Neighbours consulted and press advert placed and a site notice put up. For clarification the amendments to this application were re-consulted upon. In response to the amended scheme the LPA received 7 letters of support and 1 letter of objection.

The letters of support make the following comments:

- The layout and design of the development is appealing and the respects the local vernacular.
- The design, layout and mix of property types is appropriate for the site.
- The proposal has been amended to take into account the views of neighbouring residents.
- Commend the decision by the Developer to make adaptations to the proposed properties at the northern end which will minimise the impact on the affected current residents there.
- The Developer has gone out of his way to mitigate the impact for adjoining occupiers.
- These are much needed homes in Egerton for older people.
- The design and layout of the individual properties is well suited for their intended use.

- The Minutes of Egerton Parish Council report that there have been at least 15 expressions of interest in owning and living in one of the proposed homes.
- The scheme should be commended as a far-sighted development that will be hugely beneficial to maintaining a thriving village community while also releasing a good number of already-built and established larger homes for younger family occupation.
- Request that consideration is given with the planting and replacement of some of the trees which are being removed. A suitable vegetation buffer should be planted along the boundary with properties to the north west to prevent any loss of privacy.
- Cherrywood Lodge & Church View remain un-sited on the applications.

The letter of objection makes the following comments:

- What conditions will be put in place to ensure that the housing built is to be made available to purchase only by "Older People"? *(Planning Officer Comments - The officer report for the original outline report made clear why placing an age restrictive planning condition on any permission would fail to comply with the six tests for the use of conditions as set out in the NPPF. It is noted that the outline permission imposed a parameters condition on the accommodation allowed at the site (condition 27) which ensures the suitability of the development for providing older persons accommodation).*
- It is a shame that the scheme is 1 short for having to provide affordable housing. It is noted that the applicant is also providing a separate dwelling adjacent to this site. It could be argued that the applicant is providing 10 new market houses. *(Planning Officer Comments - this development is considered on its own individual merits as proposed and does not meet the criteria for requiring affordable housing provision).*

## **Assessment**

### **Principle**

The principle of the development and the access and layout of the development have already been accepted through outline planning permission PA/2022/2093. What is now up for consideration is the acceptability of the scheme in terms of the proposed scale and appearance.

### **Character and Appearance**

Strategic policies SP1 and SP6 of the Local Plan and policy D1 of the Egerton Neighbourhood Plan (ENP) require high quality design in new developments. Policy ENV3a of the Local Plan and policy P1 of the ENP state that proposals should have regard to the landscape characteristics of the site.

NPPF paragraph 135 states that planning policies and decisions should ensure that developments add to the overall quality of the area. They should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. They should be sympathetic to local character, including the surrounding built environment and landscape setting. NPPF Paragraph 187 seeks to ensure that decisions contribute to and

enhance the natural and local environment by, amongst other things, recognising the intrinsic character and beauty of the countryside.

Before assessing the proposed development, it is important to clarify the scope of this assessment. As outlined in the principle of development section, the access and general layout of the development have already been established through the outline consent. Consequently, this reserved matters application is focused on securing approval for the scale and appearance of the development. It is important to note that the landscaping reserved matters will be submitted separately and does not form part of this current application.

In order to ensure that the original outline permission and this subsequent reserved matters application provide accommodation suitable for older people, conditions were imposed upon the outline permission which restricted the scale and type of dwellings and which also ensured that the properties would be provided with level thresholds and are either wheelchair accessible or adaptable. Condition 27 of planning permission reference PA/2022/2093 highlights that the details provided as part of the reserved matters submission shall show the following:

- a minimum of two buildings which are a maximum single storey height and form with no accommodation within the roof space(s).
- a minimum of four buildings which are single storey in form with any first floor accommodation contained wholly within the roof space(s).
- No more than three buildings which are a maximum two storeys in height and form with no accommodation in the roof space.
- The details shall also show how each unit accords with the Council's adopted Residential Space & Layout SPD or any other standard agreed by the Local Planning Authority.

In addition to this condition 28 of planning permission reference PA/2022/2093 also requires the details submitted as part of the reserved matters submission to demonstrate firstly level thresholds to all dwellings (and/or thresholds with shallow ramps where level thresholds cannot be provided) and secondly that all dwellings would comply with Building Regulations Part M4(2) or Part M4(3) Wheelchair Adaptable or Accessible Dwellings.

In terms of the architectural approach, the houses proposed comprise of 2 single storey properties (no rooms in the roof space), 4 single storey properties with rooms in the roof space and 3 two storey properties with no rooms in the roof space, in accordance with the outline application parameters. This would not only ensure that the development would reflect the scale of development in the vicinity, but it would also help to ensure the suitability of all the properties to be used as 'older people' accommodation.

There is an eclectic mix of house types, designs, sizes and heights proposed within the development, which would provide a sense of interest in the scheme to the benefit of the character and appearance of the locality. At the same time the development also includes common design themes within the various houses to help forge a sense of identity and place. This includes using a limited palette of materials on all the properties, the use of open timber post porches, the use of pitched roof dormers, and strategically placed gable features.

As previously highlighted the pallet of facing materials is limited to 2 types of bricks, tumbled stone walling, plain clay hanging tiles, white woodgrain fibre cement planks, and plain clay roof tiles. The materials pallet and detailing proposed would give a level of variety and interest throughout the development, whilst reflecting the existing character of Egerton.

The fact that 6 of the proposed dwellings are shown to be either bungalows or chalet bungalows would further help reduce the visual prominence of the scheme within the locality. The siting of the bungalows and chalet bungalows on the western part of the site, would mean that there would not be an intrusive juxtaposition of dwellings on the application site and those to the west in The Street.

The shown car barns would be open fronted with sympathetic small hipped roofs. The finishes of the car barns would be the same as the surrounding proposed dwellings, thereby tying them into the sense of identity within the development. I consider the car barns to be visually sympathetic within the site and provide further levels of interest within the development. I believe the car barns would appear more attractive than simple areas of hard surfaced open parking and given their limited scale and open design would not make the site appear overdeveloped.

The limited scale and sympathetic design and siting of the various dwellings on site would ensure that key views afforded of St James' Church to the north west of the site, would be retained which is important from a heritage impact point of view.

In terms of renewable energy provision within the development, all of the properties would be provided with domestic air source heat pumps. The majority of the said pumps would not be obvious within the scene. However, I am concerned that the air source heat pump on the flank of plot 9 may appear somewhat obvious. Consequently, I consider it prudent to condition details of the pumps (including any potential screening) to ensure that they would be visually acceptable within the development.

Overall, I consider the proposed scheme to be a sympathetic housing design solution for this allocated housing site, which would not appear cramped or out of keeping with its edge of settlement location. Whilst at the same time being designed in such a manner to achieve the housing goals for the Neighbourhood Plan policy.

### **Residential Amenity**

The proposed dwellings would all comply with policy HOU12 in terms of meeting residential space standard requirements, and would all habitable rooms within the proposed dwellings would be provided with acceptable levels of luminance and outlook. Furthermore, all of the proposed dwellings would be afforded acceptable private amenity spaces in accordance with policy HOU15 of the Local Plan.

Condition 28 of planning permission reference PA/2022/2093 also requires the details submitted as part of the reserved matters submission to demonstrate firstly level thresholds to all dwellings (and/or thresholds with shallow ramps where level thresholds cannot be provided) and secondly that all dwellings would comply with Building

Regulations Part M4(2) or Part M4(3) Wheelchair Adaptable or Accessible Dwellings. This reserved matters application has shown that all properties would indeed either be Part M4(2) or Part M4(3) compliant and that they would all be provided with level access thresholds.

I am of the view that sufficient space would remain between the dwellings on the site to prevent any potential amenity issues between the proposed future occupiers of the site. The submitted details show that the proposed dwellings would not detrimentally overlook each other or detrimentally result in a loss of light or have an overbearing impact on each others amenities.

I note that each property would be provided with an air source heat pump. The Council's Environmental protection team have advised that in order to make sure the said pumps do not create any noise issues for residents (existing and proposed), the exact details / specifications of the pumps should be agreed via condition.

The nearest neighbours to the west would be 2 bungalows known as Bramleys and Cherrywood Lodge. The nearest point of plot 4 would be located approximately 14.9m away from Bramleys, with the flank wall of plot 4 being angled moving away from Bramleys. Given the scale of plot 4 and the orientation and separation between the two properties, and the fact that plot 4 would not have any first floor flank windows, I am of the opinion that plot 4 would not result in any detrimental overbearing or over looking of the amenities of Bramleys. It is also worth noting that Bramleys has a higher ground level than the application site, which could further help reduce any impact of the proposal of the occupiers of Bramleys.

Plot 3 would be separated from Bramleys by approximately 21.4m and the two properties would also enjoy somewhat of an oblique relationship with each other. Plot 3 would also be separated from the nearest part of Cherrywood Lodge by approximately 22.5m. I am of the opinion that given the degree of separation between the properties and the fact that plot 3 would be a bungalow with no rooms in the roof space. Plot 3 would not result in any detrimental overbearing or over looking of the amenities of Cherrywood Lodge or Bramleys.

With regard to plot 2, this property would be sited approximately 21m from Cherrywood Lodge, and this degree of separation combined with its proposed single storey nature would mean that the dwelling at plot 2 would not affect the privacy or general ameniteis of the adjoining occupiers.

The nearest proposed dwelling to properties in Stevens Close to the south west of the main part of the site, would be a chalet bungalow style property (plot 1). Plot 1 would be located approximately 26.2m away from No. 8 Stevens Close, with the 2 properties enjoying an oblique relationship with each other. The degree of separation between the properties in question, and the limited height and scale of plot 1, and the lack of any first floor flank windows, would in my opinion result in the amenities of No. 8 Stevens Close being protected.

The nearest proposed dwelling to the adjacent development at Henshaw Place would be plot 7 and I consider that the degree of separation between the proposed plot 7 and No. 7



Henshaw Place would be substantial. Furthermore, the two aforementioned properties would enjoy an oblique relationship and there would be a degree of vegetation screening between them as well. Consequently, I do not believe that the proposal would detrimentally affect the privacy or amenities of the houses recently built out at Henshaw Close.

## **Conclusion**

I consider the proposed development to be well designed and as such, it would not detract from the character and appearance of the existing site or the wider area. It would not cause harm to the residential amenity of the neighbouring occupant and is considered acceptable in all other material respects.

## **Working with the applicant**

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and creative approach to development proposals. ABC works with applicants/agents in a positive and creative manner as explained in the note to the applicant included in the recommendation and the decision notice.

## **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 below 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.

## **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.