

Officer's Assessment Sheet

Application Number	NOT/2025/0741		
Type	Approval of reserved matters		
Location	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		
Case Officer	Matthew Apperley		
Registration Date	15/04/2025	Consultation Ends	12/05/2025
Valid Date	16/04/2025	Deadline Date	15/06/2025
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 is located on the north eastern side of New Road and is located partially within the shown village confines (as shown within the Egerton Neighbourhood Plan) and partially adjacent to the said village confines (i.e. the majority of the rear amenity of Four Winds is located just outside the 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 site comprises of a residential plot with Four Winds (a two storey dwelling) and its access being located in the southern part of the application site and the remainder of the site forming residential amenity land.

To the north of the application site is an open grassed area (Orchard Nursery) allocated for housing within the Egerton Neighbourhood Plan, and which has been granted outline consent for 9 dwellings (PA/2022/2093). I would note at this point that the access for the Orchard Nursery development would run along the eastern section of the application site and is the same access as shown for this current application.

To the west of the application site are a number of residential properties in Stevens Close. To the 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 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, Appearance and Layout for a detached dwelling and detached garage pursuant to outline planning permission PA/2023/2005.

Relevant Planning History

PA/2023/2005 - Outline application for the erection of detached dwelling and detached garage with all matters reserved apart from access. Approved 17/09/2024.

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

HOU10 - Development of Residential Gardens

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: Support this application. The use of Four Winds to provide access to Orchard Nurseries is essential to provide houses requested by the village. The developer has made every effort to minimise impact to neighbours and provide a safe accessway. Other development within the village, Henshaw Place and North Field will completely change traffic in this area, the addition of traffic to Orchard Nurseries included. The area is already covered by a 30 mph restriction and is central within the village. They do not see a traffic issue.

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

Neighbours: 21 Neighbours consulted. In response to the scheme the LPA received 9 letters of support and 2 letters of objection.

The letters of support make the following comments:

- Commend the decision by the Developer to make adaptations to the adjacent Orchard Nurseries development which will minimise the impact on the affected current residents there.
- The development for older people housing to the north of this site is greatly needed within the village. The developer has taken great efforts to minimise the impact on neighbouring properties and to meet both the requirements of the council and the needs of older people within the village.
- These houses for older people wishing to stay in the village will help free up houses down the chain.
- The adjacent proposed development of the Orchard Nurseries site is well designed and laid out.
- The style and appearance of the property is acceptable.
- The design and materials used are similar to the majority of properties in the adjacent new development at Henshaw Place and the older nearby development at Stevens Close.
- The property is discreetly situated and positioned so that it does not directly overlook adjacent properties.
- The proposal fully conforms with Policies HOU3a and HOU10 of the 2030 Ashford Local Plan.

(Planning Officer Comments - I would note that some representations refer to the adjacent scheme for the former Orchard Nursery site).

The letters of objection makes the following comments:

- The proposed house and garage elevations will detrimentally overlook adjoining properties.
- The loss of trees along the new access also reduces privacy for properties in Henshaw Place.
- The scheme could result in a light loss for adjoining properties.
- Noise will be created from traffic using the new road to access the new homes.
- There is significant badger activity along the proposed development and into application NOT/2025/0323.

- Concerned that the location of this property does not work from an access perspective. It has a driveway that will then make use of an access road to a 'large high density' development to the north.
- The access is not wide and appears to have no dedicated pedestrian provision. The access should be reviewed further, especially in light of the development to the north.
- Conditions should be added to ensure that the access is safe to use for all users and in particular pedestrians.

(Planning Officer Comments - I would note that the suitability of the access road off New Road leading to both this application site and the Orchard Nursery site was considered acceptable in both vehicular and pedestrian terms in applications PA/2023/2005 (this site) and PA/2022/2093 (the adjacent Orchard Nursery site).

Assessment

Principle

The principle of the development and the access of the development have already been accepted through outline planning permission PA/2023/2005. What is now up for consideration is the acceptability of the scheme in terms of the proposed layout, 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 for the development has already been established through the outline consent. Consequently, this reserved matters application is focused on securing approval for the layout, 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.

The proposed single dwelling would be surrounded by residential properties with the housing to the west and north west in Stevens Close, the new housing development for 15 houses to the east (Henshaw Place) and in addition to that there is the recent approval for 9 dwellings to the north of the site, which is also a significant material consideration in the

determination of this application. In particular I consider it important to recognise that the adjacent dwellings to the west in Stevens Close, to the south (Four Winds and the properties to the east in Henshaw Place are large two storey properties, a number of which are detached. Bearing the above in mind I am of the opinion that the siting of a single large two storey dwelling in the rear garden of Four Winds would not appear alien in this location and would respect the built form of the locality and would not appear intrusive or incongruous within the area.

The proposed layout shows the proposed 4 bedroom dwelling and 2 detached garages (one for Four Winds and one for the proposed dwelling) in the rear garden of Four Winds. I am of the view that the scheme has demonstrated that the site has adequate space to accommodate the proposed dwelling, whilst still providing acceptable levels of amenity space provision for both Four Winds and the new dwelling (in accordance with policy HOU15). The drawings also show that the proposal would be able to provide appropriate parking provision for both dwellings (in accordance with policy TRA3a). Overall, I do not consider the proposed layout of the development to be cramped or out of keeping with the surrounding built form.

The proposed dwelling would not directly front onto the proposed access road in the eastern section of the site. This would be a similar relationship to the said access road to that enjoyed by Four Winds. I note that the eastern flank of the proposed dwelling has some fenestration, therefore providing a degree of interest on this elevation. Furthermore, views of the front and rear of the proposed property would also be visible to the users of the approved eastern access road, thereby allowing the property to be viewed more in its entirety, which would ensure that the attractive design of the property would be able to be appreciated. Although the dwelling would be located approximately 3m - 3.3m from the adjacent access road, I consider it important to note that the property has been designed so that the shallowest part of the dwelling would actually be the closest part of the dwelling to the access road. In fact the largest part of the dwelling would be situated nearly 10m away from the approved eastern access road. Therefore, I do not consider that the proposed dwelling would appear overbearing to users of the said access road.

With regard to the roof form, the pitched roof is considered to be both appropriate and sympathetic to the surrounding properties. In respect to materials, the pallet of facing materials is limited to 2 types of bricks, plain clay hanging tiles and plain clay roof tiles. The materials pallet and detailing proposed would add to the character and appearance of the property and would tie in with some of the materials to be used on the adjacent Orchard Nursery development. Thereby, providing a sense of visual interest throughout this development and the one to the north, whilst also reflecting the existing character of Egerton.

The shown garages would be relatively modest in scale with sympathetic small hipped roofs. The finishes of the garages would match the proposed dwelling, thereby tying them into the sense of identity within the development. I consider the garages to be visually sympathetic within the site. I do not consider that the extent of driveways / access ways to the garage for Four Winds and to the proposed dwelling to be excessive. The exact materials of the hard surfacing and the adjacent soft landscaping would be agreed via a separate reserved matters application.

Overall, I consider the proposed scheme to be a sympathetic housing design proposal, which would not appear cramped or out of keeping within its settlement location.

Residential Amenity

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

The submitted plans show that the proposed dwelling would be sited approximately 34m away from Four Winds itself, and I consider that this degree of separation combined with the fact the the proposed garage for Four Winds would also be located in between the properties, would ensure that the scheme would not result in unacceptable levels of overlooking between the two properties.

The proposed dwelling would be located approximately 27m away from No. 8 Stevens Close (to the west) and approximately 25m away from No. 9 Stevens Close (to the south west with an oblique relationship). These degrees of separation would ensure that the proposed dwelling would not appear overbearing or result in a loss of light to the residents in Stevens Close. In addition to this the western flank elevation of the proposed dwelling only has obscure glazed en-suite bathroom windows in it, which can be conditioned to remain obscure glazed in order to ensure that the proposal would not detrimentally impact the privacy of the properties in Stevens Close.

The eastern flank of the proposed dwelling would be sited approximately 21.7m away from the rear facades of the nearest properties in Henshaw Place (i.e. No's 5 and 6 Henshaw Place). I am of the view that this degree of separation between the properties, combined with the fact the only window in the eastern flank of the proposed dwelling would be a bathroom window which would be conditioned to be obscure glazed, would ensure that the proposed dwelling would not detrimentally impact the amenities and privacy of the aforementioned properties in Henshaw Place. The proposed dwelling would be located even further away from any other properties in Henshaw Pace with oblique relationships with the other properties to the east. Therefore, I am satisfied that the proposal would not detrimentally impact any other residential amenity in Henshaw Place either.

Lastly, the proposed dwelling would be located approximately 38m to the south of the approved plots 6-9 in the adjacent Orchard Nursery site development. I would also highlight that in between the properties would be a garage, car barn and an access road. Overall, I am satisfied that the separation in between the properties would ensure that the proposal would not detrimentally impact any future residents occupying dwellings to the north of the site.

I note that the property would be provided with an air source heat pump. The Council's Environmental protection team have advised previously 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.

Highway Safety

I would note that the suitability of the access road off New Road leading to both the dwelling proposed in this application and the Orchard Nursery site development to the north of this site was considered acceptable in both vehicular and pedestrian terms in applications PA/2023/2005 (this site) and PA/2022/2093 (the adjacent Orchard Nursery site).

With regard to parking, policy TRA3a of the development plan sets out a requirement of three parking spaces for a four-bedroom property such as that proposed. Whilst the garage would not be considered suitable to count towards the required parking provision, I consider that the shown hard surfacing for the proposed dwelling has adequate space to accommodate the required parking spaces and to also allow vehicles to enter and exit the site in forward gear. Four Winds is a three bed property which generates a parking requirement of 2 car parking spaces. Once again the garage for Four Winds would not count towards this provision, however, the hard surfacing in front of the said garage would afford adequate off street car parking provision for Four Winds. The long term retention of these spaces for parking shall be secured via condition. I note that cars parking at Four Winds would have to either reverse out or reverse into the 'parking area' for the property. Whilst this would not be ideal, I am of the opinion that given the limited intensity of the use of the access road and the likely limited speeds of vehicles on the said road (especially taking into account the traffic calming measures on the access road which are to be agreed by way of a condition), this arrangement would be acceptable in this instance.

Other Issues

There will be some trees which are lost as a result of the scheme, however, these would all be category C trees. Trees graded in Category C are not considered to be of such value as to impose significant constraints to the proposed development of the site, with any amenity value lost suitably replaced through a well designed landscaping scheme to be agreed via a separate reserved matters application. I note that the parking / driveway area for Four Winds would be within the RPA / crown of a retained tree. However, such hard surfacing could be sensitively laid (i.e. using no dig constructions) so as not to harm the tree. I would note that issues relating to trees (including arboricultural method statements and tree protection plans) are covered via a condition on the outline planning permission.

Likewise issues relating to ecology, SUDS, archaeology and contamination are also addressed via conditions imposed on the outline permission.

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 occupants 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:

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.