

PLANNING AND LICENSING COMMITTEE

11th JUNE 2019

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

**1. Y18/1193/FH THE BARNFIELD, BRABOURNE LANE, STOWTING
(Page 23) COMMON, ASHFORD, KENT**

Change of use and conversion of barn to holiday let accommodation

Elizabeth Oakes, local resident, to speak against application
William Harbottle, on behalf of Stowting Parish Council, to speak on application
Claire Short, applicant, to speak on application

THE SCHEDULE WILL RESUME IN THE FOLLOWING ORDER:

**2. Y19/0377/FH 1 VARNE ROAD, FOLKESTONE, KENT
(Page 35)**

Erection of a two storey side extension along with retrospective consent for the erection of a single storey rear extension and raised terrace area

**1. Y18/1193/FH THE BARNFIELD, BRABOURNE LANE, STOWTING
(Page 23) COMMON, ASHFORD, KENT**

Comments received from the Programme Officer – East Kent LEADER KCC advising that the statement in the applicant's business plan that an "East Kent Rural Development Grant has been secured subject to planning permission being granted" is incorrect. KCC has not been able to complete the appraisal process for this application as planning permission must be in place before a project can be taken to decision. No funding has been allocated to this project and awarding of the grant is by no means guaranteed as all projects are judged on their merit.

Comments received from the applicant which are summarised below:

- It isn't viable to bring the first floor extension back 1 metre from the boundary. The design would need to change completely, the additional space gained would be insufficient for our objectives and the construction costs would be far greater due to the structural implications (whether reducing just the first floor or what's already there on the ground floor). It is simply not worthwhile for us to make this amendment.
- The existing ground floor structure is already on the boundary, as is the single storey extension of number 3 which adjoins it. It could be argued the two properties already have the appearance of being linked detached irrespective of our proposal.
- Consideration was given to the terracing effect in the preparation of our plans. It is for this reason we set the first floor extension 3.5 metres back from the front of the property.
- The proposed first floor extension is set far back from the front of the house (and from the boundary to the front when considering the driveway in front of the garage) so unless standing directly in front of our property it's unlikely the first floor addition will be visible from most vantage points at street level.
- 45 Wear Bay Road has a two storey extension on the boundary recently approved.
- No. 3 has a very similar extension to that which we propose (which in fact runs the full depth of the their property, not being set 3.5 metres back and is clearly visible from wherever you stand in the road).
- No. 4 have recently erected a garage in front of their house which straddles the boundary and is much closer to the road front clearly visible, significantly changing the character of that property which our proposal does not do.
- The properties close by are not uniform in appearance. The opposite side of Varne Road are semi-detached properties.
- No. 3 Varne Road (the house most like ours) has been extended on both sides and at the back giving rise to potential terracing effect.
- 29 Wear Bay Road have recently added a two storey side extension
- All the properties on Wear Bay Road which border ours or adjacent properties have been developed and / or extended to some degree including the erection of an orangery and the placing of a conservatory on top of a garage.
- The properties in this small corner of Wear Bay Road are not of identical character and are of seemingly unique construction and design.
- Precedent appears to have been set with the extensions at 45 Wear Bay Road and No. 3 Varne Road both which are of greater impact than what we are proposing.