

6 Boys Hall Road Willesborough, Ashford, Kent. TN24 0LA

Proposal for 5 New Houses

Planning Statement



The Site

The site lies within south-eastern part of Ashford's urban area, located just North of the high speed railway at Willesborough. The irregular shaped plot is approximately 0.39 hectares or 0.96 acres and is currently in mixed use with two dwellings and a hairdressing salon. The adjacent site at Shangri-la also has mixed use as residential and car sales. There are several buildings already on the two sites as can be seen on the above aerial view and the application site has been outlined in red for clarity.

The southern side of the site is bounded by the high speed railway which has an acoustic barrier along the line of the embankment whilst the eastern boundary runs along Boys Hall Road. The road slopes up towards the bridge over the railway so the site sits well below this level. The northern side is bounded by the adjacent property known as Shangri-la and the western side overlooks the green corridor which is at a lower level than the site. Larger scale residential development has been allowed adjacent to the local green corridors both at Ash Meadows and Millstream Green and this site is considerably smaller with a relatively short boundary overlooking the green space.



The Scheme

This application is for the erection of five new 4 bedroom detached houses retaining the existing bungalow known as no.6. The existing mobile home, hairdressing salon and outbuilding would be removed from the site. Whilst the detailed design of the houses does not form part of the application it is envisaged that these would be built using the vernacular materials of brick, weatherboarding and tile hanging with plain tiled roofs to blend with the local buildings. The houses would also be built to be as sustainable as possible to conserve energy with excellent insulation, solar energy, water controls, electric vehicle charging points and SUDS approved paving.

The orientation and siting of the new dwellings will be designed to avoid overlooking the neighbouring property at Shangri-la.

Planning Policy

Whilst not specifically designated in the development plan the plot is considered as a windfall site within the general urban area of Ashford and is already a mixed use site containing two dwellings and a hair dressing salon. The adjacent property is also of mixed use as residential and car sales.

Windfall development sites are covered by **Policy SP2** and this site is considered to be in a sustainable location with good access to local facilities and within easy reach of the town centre. The site is in an established residential area on the periphery of town. There is currently a shortfall in housing development within the area and this site would contribute in a small way to meeting the shortfall.

Policy SP6 promotes high quality design and whilst the detailed design of the houses will be subject to a detailed application, we believe that the proposed scheme will meet the points set out in this policy and will enhance the site by use of vernacular materials and Kentish details.



Policy SP7 Although the site lies between two areas of residential development, this site and the adjoining property already contain significant domestic buildings and the proposed development will not erode the intervening space from any normal view point. The new dwellings will be located wholly within the residential

cartilage of no.6. The scheme will not result in the loss of individual identity or character but will take advantage of an under utilised residential site to provide a small number of good quality houses.



Policy Hou3a covers windfall sites such as this and it is considered that the proposal would contribute positively to the local character of the area by use of good quality design and materials as well a sensitive layout within the site. No additional infrastructure would be required and the site access is very good without the need for additional measures to be incorporated. We believe that the scheme should also be acceptable with regard to **Policy Hou5** as this site forms part of an existing residential garden.

The proposal will comply with the Council's space standards as required by Policy **Hou10**. The site is barely visible from from normal vantage points due to the ground levels and established planting and the scheme will not result in any significant harm to wildlife corridors or biodiversity habitats. Even in winter months when the trees are bare the site is well screened.

In accordance with the guidelines set out in **Hou15** each dwelling will have suitable private external outside space.

Landscaping

Landscaping is covered in the accompanying Design and Access Statement but it is proposed to protect and enhance the amenity of the adjacent green space as set out in **Policy Env2** by reinforce-ing the tree screen along the northwest boundary with the green space and to provide a footpath from the new development into the public area.



Flooding

The whole site lies within the Environment Agency Zone 1 and therefore has a low risk of flooding from sea or river. There is no history of flooding from any other source recorded for the development site. A copy of the zone information is attached to this application.

Summary

The proposed development is considered to be modest in size with a total increase in built footprint of only 414 sqm. The site is considered to be a windfall site with several buildings already in domestic use and the proposed additional dwellings will contribute towards the required allocation of new homes in the borough without detriment to the general area or amenity space.

We therefore hope that the Council will be able to support this application.

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