



**Comments on Planning Application No 20/01680/AS:
Elvey Cottage, Kingsland Lane, Westwell, Ashford, TN25 4JP
Retrospective application for amendment to the design and the size of
the garage/home office approved under planning permission
17/00319/AS to include a residential annexe.**

The Sandyhurst Lane Residents' Association (SLRA) appreciates the opportunity to comment on the Planning Application No 20/01680/AS.

The Sandyhurst Lane Residents' Association has been active for over thirty years representing the collective interests of the residents of Sandyhurst Lane and all adjacent roads, which constitute its neighbourhood of 345 dwellings. The mission statement of the Association is *“Protecting the rural character of Sandyhurst Lane and the adjoining area”*.

The SLRA objects to this Application for the following reasons:

1. That any application that is to be classified as a detached annexe accommodation to a residential property must comply with Policy HOU9 in the Adopted Local Plan. This application fails to comply in that:

- the proposed structure size, scale and visual impact is NOT subordinate to the principal dwelling
- the proposed structure site fails to show any clear dependency of the proposed Annexe on the principal dwelling
- the proposed structure will result in significant harm to the overall character and appearance of the surrounding area and have a wider impact on the AONB in which it is sited.

2. The submitted Application fails to:

- detail the materials of the front and rear doors.
Inappropriate materials may increase the reflectivity of the building, thus further enhancing its adverse impact on the overall character and appearance of the surrounding area.

- address the specific sensitivities that are prevalent in a Conservation Area or visually prominent in the landscape; or in, or within the setting of, an AONB.

3. Although the location of the structure under this application might be similar to that of the previous permitted Planning Application No 17/00319/AS, it is :

- 65% larger in footprint (112m² compared with 68m²),
- Higher (by 1.15m)
- Different design
- Change of use (Garage to Annexe)

This must therefore be considered as a new application.

4) This Application seeks retrospective planning approval for an unlawful building that is structurally complete, built without consent or proper consultation and should be Refused and appropriate Enforcement action taken.

22 December 2020