



Lower Halstow Parish council Planning application assessment

Councillor: <u>Tina Portman</u>	Date: <u>30.10.22</u>
Planning ref: <u>22/504728/Full.</u>	Decision: <u>Approve</u>
Application title: <u>Erection of a single storey rear extension</u>	

Weight	Does the application:	Yes	No	n/a
High	Re-use a Brownfield site?		✓	
	Offer small-scale (minor) incremental development?		✓	
	Provide high quality design?	✓		
	Allow residents to improve/modernise their homes?	✓		
	Assist local elderly, vulnerable, or first-time buyers?		✓	
Medium	Avoid a major increase to traffic flow or a reduction in road safety?	✓		
	Increase local employment opportunities (including homeworking)?	poss		
	Avoid areas liable to flood and manage surface water effectively?	✓		
	Enhance or protect biodiversity?		✓	
	Avoid using good agricultural land?	✓		
	Avoid the loss of amenity for existing residents?	✓		
Low	Offer enhancement or protection to the local landscape?			
	Avoid a significant increase to light or noise pollution?	✓		
	Deliver modern energy efficient and low carbon homes?			
	Contribute to the viability of village services?			
	Contribute to village priority projects?			

Notes:

The proposed extension looks from the designs submitted in keeping with the size and design of existing properties in the road. It doesn't look intrusive and allows the resident to modernise their home. The materials used are said to be brickwork and upvc for the doors and windows which seems acceptable.

The extension will not affect the public highway adjacent to the property. I did not observe any comments on the planning portal, only one issue

arose for me in that there was a reference to "fence and hedge removal but no drawings to show how the fence and hedge would be replaced."