



Delegated Report

Householder Planning Application

Planning Application No:	20220471
Location:	2 Mayfield Road Northfleet Gravesend Kent
Description:	Insertion of window on the side elevation.
Applicant:	Marie Captieux
Site Visit Date:	05.05.2022

Preliminary Matters

The agent was emailed 05.05.22 to query if there was a window sill, how recessed the windows would be and if the proposed window would open outwards towards the pavement. On 05.05.22, the agent confirmed the window sill will not protrude out from the wall, only the top hung sash would be openable and the window will be recessed approximately 50-70mm. Furthermore, it was considered the insertion of a large unobscured window would not be visually attractive or integrate well with the surrounding area, it would pose privacy issues for future occupiers and neighbours located directly opposite the development and therefore the agent was contacted regarding this 11.05.22. On 13.05.22 revised plans were received to satisfy the above concerns.

Submitted Documents/Plans

Application Form;
Drawing No. 22119 (01) 001 – Site Location Plan and Block Plan;
Drawing No. 22119 (01) 002 – Ground Floor Plan – Existing;
Drawing No. 22119 (01) 011 – Side Elevation – Existing;
Drawing No. 22119 (02) 002 REV A – REVISED Ground Floor Plan – Proposed;
Drawing No. 22119 (02) 011 REV B – REVISED Side Elevation – Proposed;
Supplementary Information – Email from agent received 05.05.22;
Supplementary Information – Photo of existing front of house; and
Supplementary Information – Photo of Side Elevation of Existing House.

Superseded Plans

~~SUPERSEDED – Drawing No. 22119 (02) 002 – Ground Floor Plan – Proposed;~~
~~SUPERSEDED – Drawing No. 22119 (02) 011 – Side Elevation – Proposed;~~
~~SUPERSEDED – Drawing No. 22119 (02) 011 REV A – Side Elevation – Proposed;~~

Relevant Planning History

No relevant history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

KCC – Highways and Transportation

It would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Ward Councillors

No comments received.

KCC Heritage

No Comments received.

Neighbouring properties

Ten surrounding properties were consulted, and two representations were received (three representations were received overall however two were from the same person.) The consultation period expired 24.05.22.

Two objections to the proposal were received and the concerns relate to:

- Privacy
- Overlooking

These concerns are material planning considerations and will be addressed in the neighbouring amenity

section of the report.

Officer's Analysis

2 Mayfield Road is a two storey end of terrace two storey dwelling situated on the corner of Mayfield Road with its flank elevation facing Havelock Road. There is an existing single storey rear extension and also a rear garage and garden gate which is accessed via Havelock Road.

The application proposes to install a window in the flank elevation in order to give light to the living room which currently is not served by any windows.

Gravesham's Householder Extensions/Alterations Design Guide (2021) explains that windows are a defining feature of a building and should match the existing dwelling and be proportionate. The window will have a width of 1.26m and length of 1.37m. The proposed materials are to match the existing, with the top part of the window to be inward opening and the bottom part to be a fixed panel. The entire window is to be obscure glazed.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

As aforementioned in this report, the agent was contacted to give the opportunity to amend the plans due to concerns with design and privacy. The revised plans show a smaller window, obscure glazed with the top part of the window to be inward opening. The window will improve the amenity of future occupiers as it will serve a living room that currently has no windows and the obscure glazing will provide privacy for future occupiers. Therefore, it is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

Objections to the proposal raised concerns about privacy and overlooking. The revised plans ensure there will be no adverse impact on surrounding properties. Obscure glazing is to be used in the new window which sufficiently addresses the concerns that have been raised. The window has also been made smaller and the top part of the window is to be inward opening. There will be no sense of enclosure caused by the development and no detrimental effect on outlook.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential however, the insertion of a window on the flank elevation will not impact on any below ground potential archaeology.

Groundwater Source Protection Zone

The site lies within a Groundwater Source Protection Zone - Zone 2. The installation of a window on the side elevation is not considered as a potentially contaminating development as per guidance from the Environment Agency.

Historic Landfill

2 Mayfield Road is situated in a historic landfill site, however this will not be impacted by the installation of a window as no below ground works are proposed.

Conclusion & Recommendation

The proposed new window will be obscure glazed and the materials are to match the existing dwelling. The top part of the window will be inward opening and the bottom part of the window is to be a fixed panel. The proposal is considered to protect the amenity of future occupiers and neighbours.

It is recommended that planning permission is granted.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	7 th June 2022	Dated:	8th June 2022