

Delegated Report

Planning Application

Planning Application No: 20221267

Location: 25 Coutts Avenue, Shorne, Gravesend

Description: Retrospective addition of windows to plot 1 and 2

Applicant: Mr Gurjiwan Sohal

Site Visit Date: Desktop

Submitted Documents/Plans

Application form

Drawing no. 25CA/A3/01 (site and block plans)

Drawing no. 25CA/A3/05 (proposed first floor plans)

Drawing no. 25CA/A3/04A (proposed ground floor plans)

Drawing no. 25CA/A3/03A (proposed side elevations)

Drawing no. 25CA/A3/02 (existing front elevations as approved)

Drawing no. 25CA/A3/03A (existing side elevations as approved)

Drawing no. 25CA/A3/05 (existing ground floor plans as approved)

Relevant Planning History

20221063	Application for approval of condition 2 attached to planning permission reference number 20211314 relating to details of the facing materials to be used in the construction of the external surfaces.	Approval of details	11.11.2022
20211314	Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20210407 for the demolition of existing house, erection of 2.no four bedroom dwellings and creation of vehicle crossovers.	Permitted	10.02.2022
20210407	Application for outline planning permission with some matters reserved for the demolition of existing house, erection of 2.no four bedroom dwellings and creation of vehicle crossovers.	Permitted	16.06.2021

20180322	***REVISED DESCRIPTION/REVISED PLANS*** Demolition of existing dwelling and erection of two semi-detached, 3 bedroom chalet style bungalows and associated parking	Permitted	21.02.2019
20120873	Demolition of existing dwelling and erection of one pair of semi- detached three bedroom dwellings both with dormer windows in front and rear roof slopes.	Refused	05.12.2012
20111048	Demolition of existing dwelling and erection of two detached, 4 bedroom chalet style dwellings each with a garage in the front garden.	Refused	04.04.2012
19830210	Details pursuant to GR82/759 for the erection of single storey dwelling with garage as amended by drawing no _ subject to the new 1.8m high close boarded fence to the eastern boundary of the site shown in the submitted drawing _ shall be erected before the development hereby permitted is commenced.	Approval of details	23.05.1983
19820759	Outline application for erection of a single storey dwelling and garage	Permitted	20.12.1982

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)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

This application is regrettably retrospective, it is unclear how incorrect windows could have been installed.

This application has two elements:

1) High level windows in flank walls between plots 1 and 2:

Although high level it might be better to have permanently obscured privacy glazing in these windows.

If considered appropriate, the type of glazing should be secured by Condition.

A Condition should also be attached that these windows are non-opening windows as indicated on the plans, although windows that are top hung and only openable above 2m would also be acceptable.

2) Side windows on bays of Bedroom 1 in both plots:

The windows look outwards to west or east.

This change is more of a problem as it affects the privacy of neighbouring properties, particularly of number 29 to the east, which is on lower ground.

It would be preferable for these bays to be built as was shown on the original plans. Alternatively, the relevant side windows of the bays could also have obscured glazing, only openable above 2m in height, permanent by Condition.

Neighbouring properties

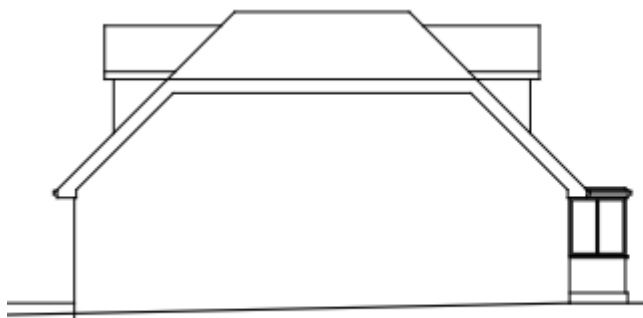
The application has been advertised by individual letters to six neighbouring properties. One letter has been received not raising objection but concerned regarding overlooking.

Officer's Analysis

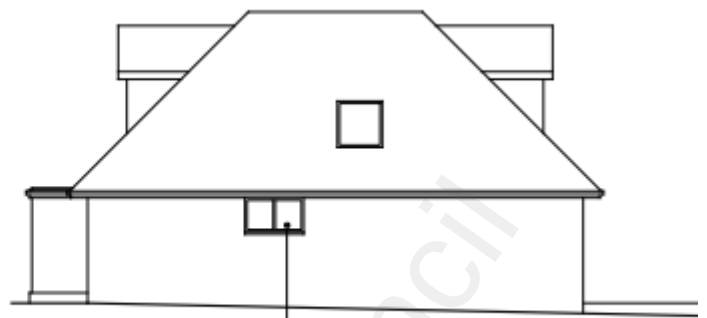
Proposal

The application seeks permission for the installation of a high level window in the flank of each new dwelling and additional glazing to the front bay windows of each property.

Approved:

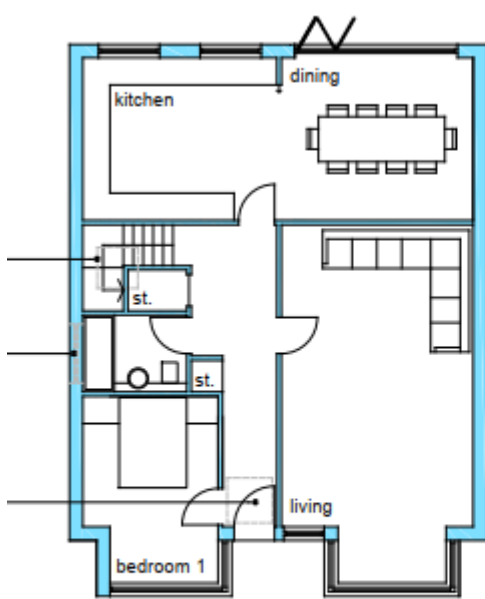


west elevation
plot 2

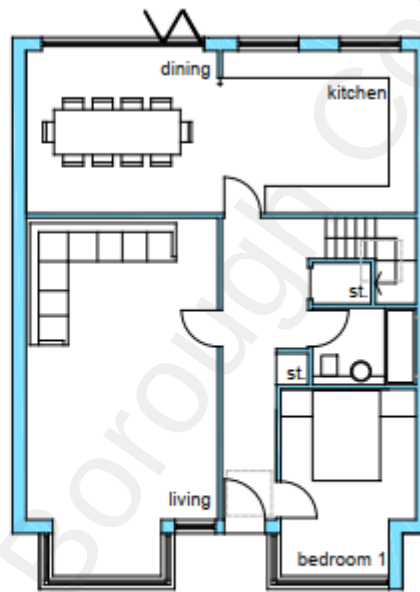


east elevation
plot 2

high level obscured glass
window to bathroom

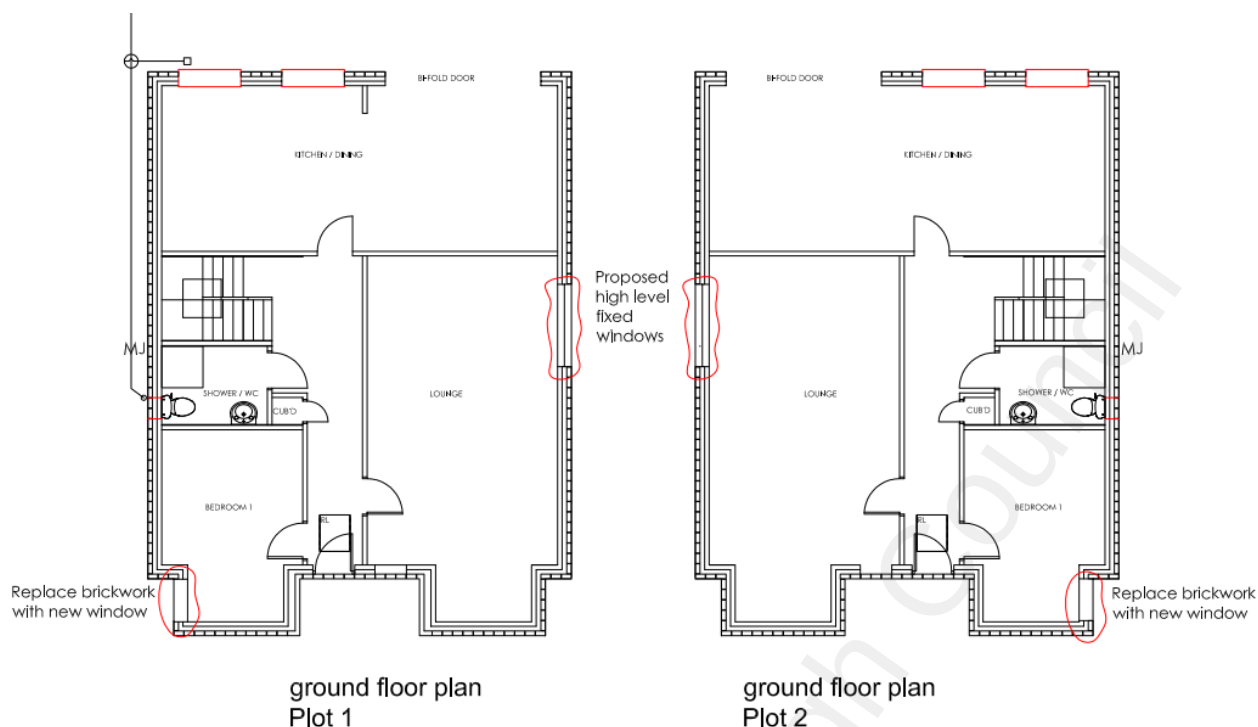


ground plan
plot 1
4 bedroom, 7 person house, GIA 150sqm



plot 2
4 bedroom, 7 person house, GIA 150sqm

Now proposed:



Design, Character and Appearance

In terms of design, the alterations are *de minimis* and will not impact on the design of the dwellings or character and appearance of the area. No concerns are raised in this regard and the proposed changes therefore accord with Policy CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

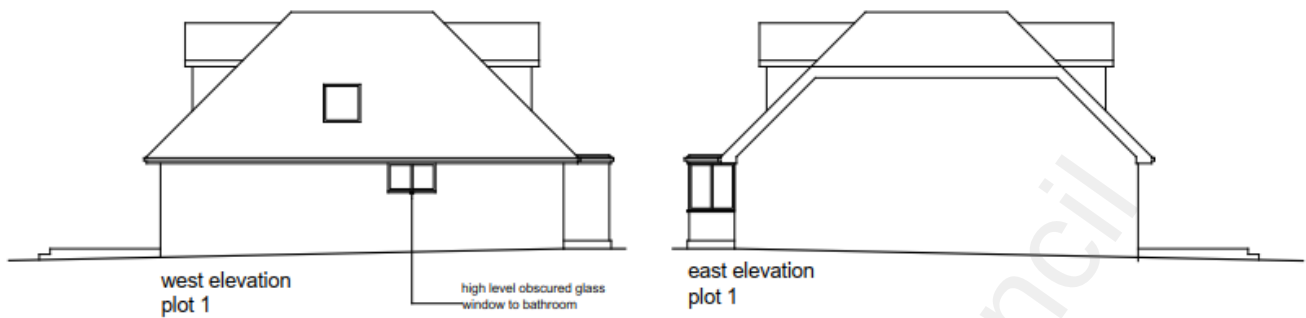
Future Occupiers

In terms of the future occupiers of the dwellings their amenity was covered in the original planning application. The addition of more glass in the bay windows and high level window to the sides will increase light to the property but will not result in any detrimental impact to occupiers therefore there is no conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021 in respect of the standard of amenity and living conditions for future occupants of the proposed dwellings on the site.

Neighbouring Properties

The main neighbouring properties likely to be affected by the proposal are the bungalows to the west (No. 23) and east (No. 29) of the application site.

Outline permission 20210407 condition 4 states that there should be no windows or doors facing the existing dwellings to the eastern and western site boundaries. There was one rooflight and one (obscured) ground floor window approved in the east and west flank elevations of the proposed dwellings:

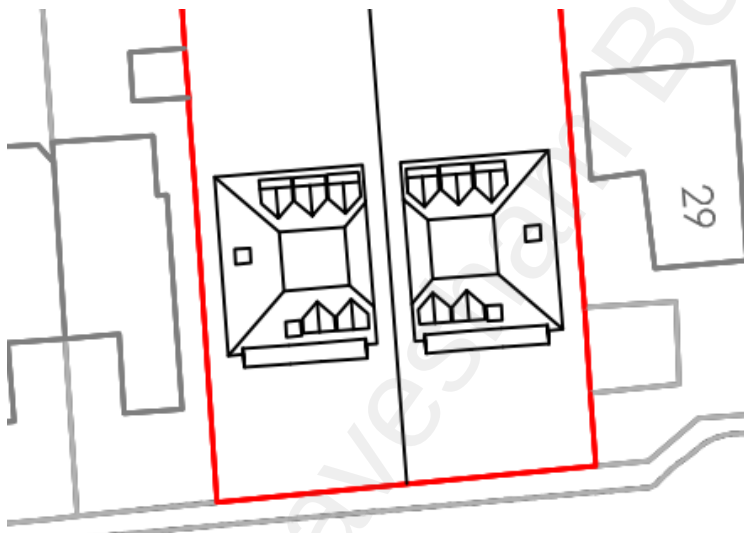


These windows serve the stairs and a bathroom, which are non-habitable spaces and protect the privacy of the neighbouring properties. These windows were considered acceptable and a condition was imposed to restrict any further windows.

This current application introduces a high level window to each lounge facing inwards of the development. Given that these are high level (approx. 1.7m from the ground) and are secondary windows facing each other they will have no detrimental impact on the neighbours at nos. 23 and 29 Coutts Avenue.

The other proposed change is to the bay windows at the front. These were shown to have brick work to the far sides however the applicant now wishes to provide glazing around all sides of the bay.

As can be seen below no. 29 has a garage on the boundary closest to the bay window and therefore will suffer no loss of privacy. No. 23 has a front projection with a window facing south. The bay will not project further than this dwelling and there are no habitable windows in the western side directly opposite. Therefore the bay window will not result in any additional loss of privacy to this neighbour.



As there is no additional volume being added there will be no loss of outlook, sunlight or daylight from the proposed alterations.

It is noted that concerns have been raised by the Parish Council however, as the side windows are high level and, whilst it may be better to have obscure glass, this cannot be enforced by condition if it is not necessary. In this instance, it is not considered necessary and therefore such a condition would not pass the six tests listed in para. 56 of the NPPF. The same can be said of the bay windows to the front.

Overall, it is considered that the additional high level windows and glass sides to the bay windows are acceptable and in accordance with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Parking and Highways

The proposal involves windows only and will have no detrimental impact on parking or highways safety.

Conclusion

The proposed high level windows and additional glass in the front bay windows will have no detrimental impact in terms of character and appearance, neighbouring amenity, parking or highway safety and therefore accord with the abovementioned policies and are recommended for approval.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	6 February 2023	Dated:	7th February 2023