

Delegated Report

Householder Planning Application

Planning Application No: 20230111

Location: 19 Ladyfields Northfleet Gravesend Kent

Description: Erection of single storey front extension to form a larger lounge area and WC.

Applicant: Mr & Mrs Karamanov

Site Visit Date: Desktop Assessment

Preliminary Matters

The application originally proposed the description 'Erection of single storey front extension to form an extended hallway and WC'. However, the proposed plans show a larger lounge area. The Agent agreed (27/02/23) to the description change of 'Erection of single storey front extension to form a larger lounge area and WC'.

Submitted Documents/Plans

Application Form Dated 07/02/2023;
Block Plan received 08/02/2023;
Drawing Number PL/LFLD/SD100 (Ground Floor Plan – Existing);
Drawing Number PL/LFLD/SD102 (Ground Floor Plan – Proposed);
Drawing Number PL/LFLD/SD101 (Elevations – Existing);
Drawing Number PL/LFLD/SD103 (Elevations – Proposed);
Drawing Number PL/LFLD/SD104 (Cross Section AA – Proposed);
Drawing Number PL/LFLD/SD105 (Site Plan – Existing); and
Drawing Number PL/LFLD/SD106 (Site Plan – Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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); and

Consultations, Publicity and Representations

Consultees

Ward Councillors – no response received

Neighbouring properties

Four surrounding properties were consulted and several responses were received concerning:

- Design and effect on existing street scene
- Loss of light / Overshadowing
- Encroachment

The above concerns will be addressed in the following report.

Concerns were also raised regarding:

- Effect on surrounding property value
- Hours of construction
- Drainage
- Effect on health

However, these concerns are non-material planning considerations and are not assessed in the following report.

Officer's Analysis

Design, Character and Appearance

19 Ladyfields is a two storey semi detached dwellinghouse located on the Western side of the highway. The property is soft landscaped to the frontage.



The application proposes the erection of a single storey front extension to create space for a larger lounge area and WC.

The extension will project 2.5m from the existing front elevation and span 5.65m across. There will be a bay window to serve the extended lounge area, an obscure glazed window to the proposed WC and new front entrance door. The proposed extension will be built with materials to match the existing house.

Neighbouring concerns were raised with the design of the proposal and the effect on the existing street scene. There is an existing front extension to adjoining property known as 17 Ladyfields. The proposed front extension will be of the same projection and will look to continue this building line.

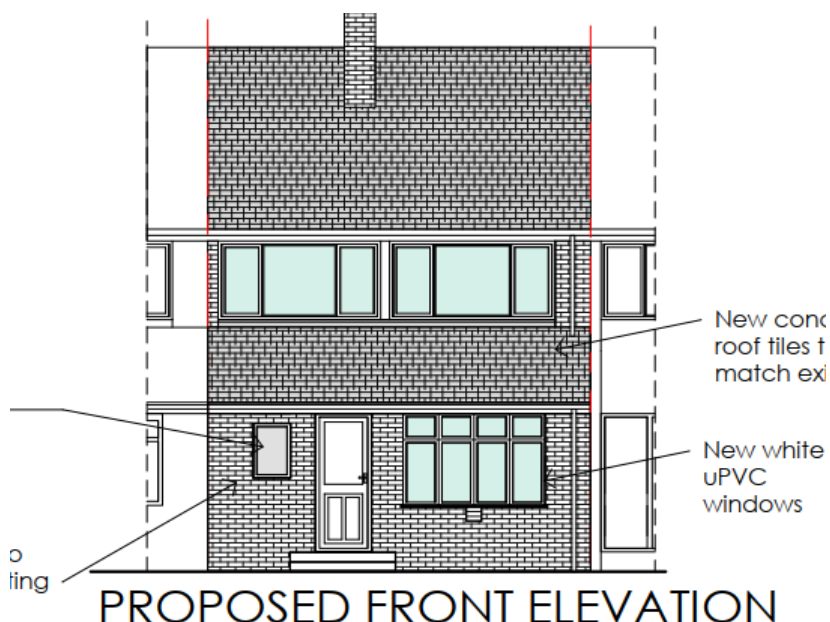


Furthermore, there are several other examples of front extensions to the surrounding area and therefore the proposal is not considered to be introducing a new feature to the existing street scene.



As such the proposal is not deemed to have a detrimental effect on the existing street scene.

Neighbouring concerns were also raised with the proposed window alignment. The plans provided show that although the application introduces an additional window to serve the WC, the proposed windows align with those at first floor level and are therefore not considered to be detrimental to the appearance of the property or the existing street scene.



Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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

All rooms proposed accord with those set out in the Residential Layout Guidelines (2020).

The construction of the front extension does not detrimentally affect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling.

Overall, the development will safeguard the amenity of future occupiers and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

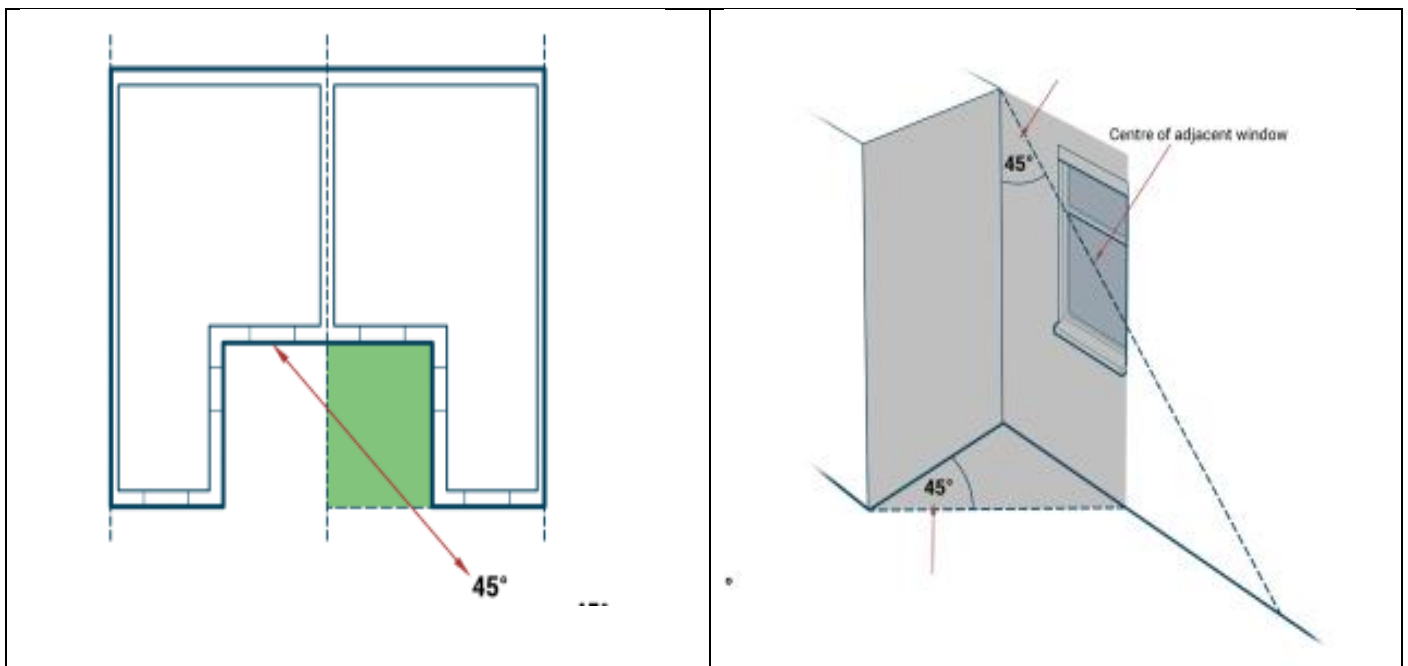
Highways

No highways implications with this proposal.

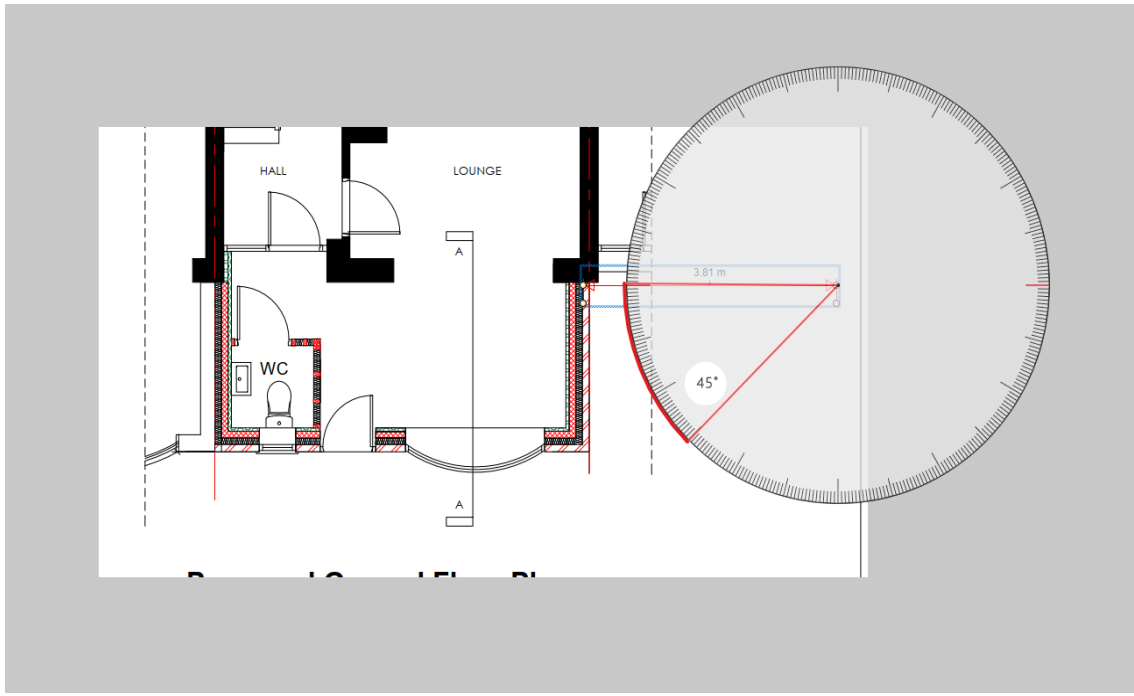
Neighbouring Amenity

Neighbouring concerns were raised with regards to overshadowing.

Gravesham's RLG state that where the proposed development is at right angles to the habitable window of a neighbouring property, it should not be higher or wider than a 45 degree angle from the centre of the affected window as this may result in an unacceptable loss of light:



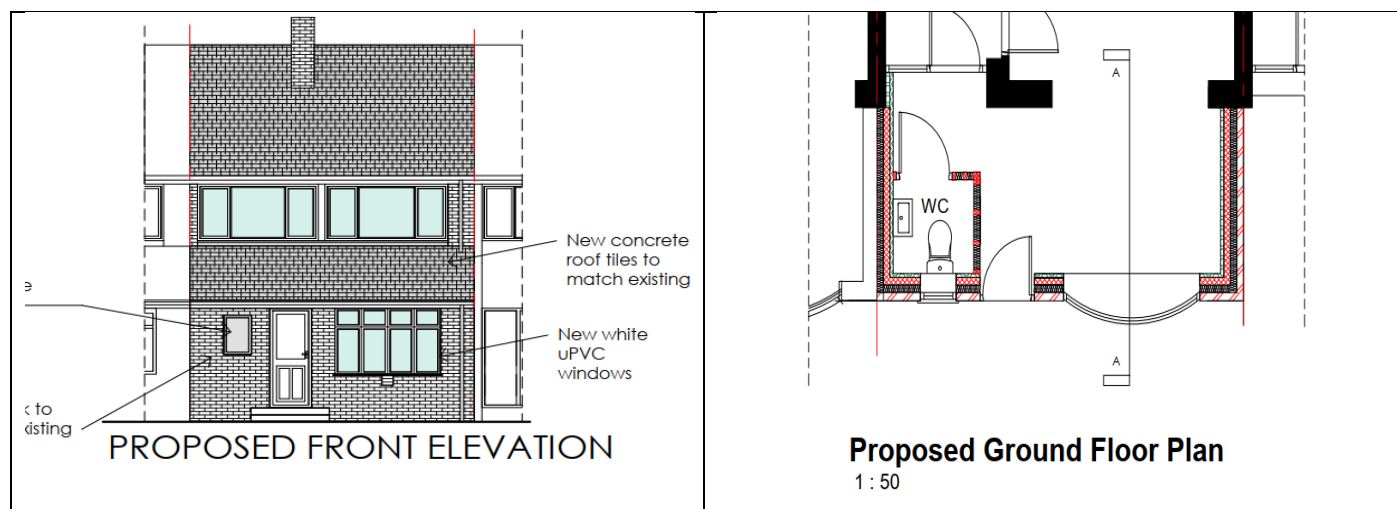
There is a ground floor window serving the lounge of neighbouring property known as 21Ladyfields. The diagram below shows that the proposal does not encroach on the 45-degree angle from neighbouring habitable window and therefore complies with Gravesham's RLG:



Furthermore, the addition of the front extension would have no further impact in terms of the overshadowing of neighbouring properties than the existing overshadowing from the adjacent terrace as shown in the Google Earth image below:



Concerns were also raised with regards to potential encroachment of neighbouring boundaries. Whilst the proposal does span with width of the front elevation, the plans provided do not show any encroachment of neighbouring boundaries.



Overall the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have not have a detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	27 th March 2023	Dated:	27 th March 2023