

# **PLANNING APPLICATION**

**2 Luthers Close, Kelvedon Hatch, CM15 0DJ**

**Erection of single storey, front infill extension to single family dwelling**

Prepared on behalf of Mr and Mrs Okumola

March 2023

## **INTRODUCTION**

This application is submitted on behalf of my clients Mr and Mrs Okunola for the 'erection of single storey, front infill extension to a single family dwelling'.

The application site is an unlisted building that is not located within a conservation area. There are no article 4 designations across the site and no heritage assets nearby.

The site is a 2 storey residential property that sits on an estate. While properties in the area are of similar appearance, there have been a number of extensions to neighbouring properties that are visible from public and private vantage points, which are considered to add to the character and appearance of the wider area.

It is considered that in land use, design and amenity terms, the proposed extension is acceptable and

## **PLANNING HISTORY**

A review of the planning history for the site has found no relevant planning history on the property. However, as stated, a number of applications granted nearby are considered to be relevant, these are:

- Part two storey/ part single storey side and rear extension to include the conversion of existing garage into habitable accommodation, single storey front extension and render to the external walls of the property.  
22 Luthers Close Kelvedon Hatch Brentwood Essex CM15 0DJ  
Ref. No: 21/01227/HHA | Validated: Tue 13 Jul 2021 | Status: Approved
- Two storey side extension.  
3 Luthers Close Kelvedon Hatch Essex CM15 0DJ  
Ref. No: 17/00446/FUL | Validated: Thu 30 Mar 2017 | Status: Approved
- Two storey side extension.  
3 Luthers Close Kelvedon Hatch Essex CM15 0DJ  
Ref. No: 17/00446/FUL | Validated: Thu 30 Mar 2017 | Status: Approved
- PART TWO STOREY/ PART SINGLE STOREY SIDE EXTENSION  
61 The Keatings Mill Lane Kelvedon Hatch Brentwood Essex CM15 0XH  
Ref. No: 08/00607/FUL | Status: Application Permitted

## **PLANNING POLICY**

Policy BE14 of the adopted Local Plan states that proposals will be required to meet high design standards and deliver safe, inclusive, attractive and accessible places. Proposals should:

- Respond positively and sympathetically to their context and build upon existing strengths and characteristics, and where appropriate, retain or enhance existing features that make a positive contribution to the character, appearance or significance of the local area;
- Avoid unacceptable overlooking or loss of privacy; and
- Safeguard the living conditions of future occupants of the development and adjacent residents.

## **PLANNING APPRAISAL**

This application proposes the erection of single storey, front infill extension to a single family dwelling.

The applicants, who reside at the address have 2 young children and need the additional space. The existing layout at the front of the house is best described as convoluted, with a small kitchen and a toilet at the forefront of the property. The layout can be simplified through a small extension at the front of the property to provide a larger, family sized kitchen and dining space. This will free up space for the children to have a play room, where they can access the secure rear garden in summer months.

The proposed extension raises no land use issues. The existing premises is a single family dwelling, it will remain as a single family dwelling.

In amenity terms, the proposed extension raises no issues. The extension, although slightly forward of the existing, will site flush with the building line of the neighbouring property. There will be no impact in terms of loss of sunlight / daylight, no overlooking and no loss of privacy as a result of this extension for either adjacent property or any properties opposite.

In design terms, the building line will be forward of the existing marginally, however it will be flush with the recessed elevation of the neighbouring property at number 3 Luthers Close. The neighbouring properties building line will still sit well forward of the application site, retaining that stepped appearance in this part of Luthers Close.

By virtue of the single storey nature of the development and the fact that it will still be set well back from the primary elevation of 3 Luthers Close, the proposed extension will retain a subservience to the host building and the neighbouring property and will maintain the stepped appearance in this part of Luthers Close.

There are a number of properties that have extended to the front of their premises in this area and therefore the proposed extension is considered to be in keeping with the character and appearance of the area. The introduction of a high quality design and materials, will enhance the appearance of the area.

Examples of similar extensions in close proximity to the site are:



On the corner of Luther Close, extended porch, flush with neighbouring property;



23 Luther Close (opposite the site), building line bought forward.



7 Luthers Close, extension to front and building line bought forward.



4 Luthers Close, extension to porch and building line bought forward.



3 Luthers Close, the neighbouring property with extended porch, side extension and the building line well forward of the application site.

Policy BE14 of the adopted Local Plan requires developments to respond positively and sympathetically to their context and build upon existing strengths and characteristics, and where appropriate, retain or enhance existing features that make a positive contribution to the character, appearance or significance of the local area.

As can be seen above in the examples selected, there are several examples of similar extensions in Luther Close and more if you look at properties in the neighbouring roads and streets, of varied property types and appearance evident.

None of the properties in Luthers Close are listed and they are not within a conservation area. While they are good family homes, they are unremarkable in architectural terms. As such, no features that make a positive contribution will be lost as a result of this development and the principle of the extension is evident throughout the examples above. In this case, the design is of a high quality and the materials used will match existing, in order to preserve the character of the area.

It is considered therefore that the proposed development accords with the aims of policy BE14 of the Local Plan.

#### **OTHER MATTERS**

No parking spaces are lost as a result of this development. The applicant will retain their existing off street parking provision.

#### **CONCLUSION**

The proposed extension is minor in nature, it raises no land use implications and there are no amenity issues arising from the development. In design terms, there are

numerous examples of similar developments in close proximity and the scheme is considered to accord with policy BE14 of the Local Plan.

We therefore respectfully request that the application is granted.