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**PLANNING DESIGN &
ACCESS STATEMENT**

REFERENCE	M1879/D&AStatement.02/M
DATE	11 TH May 2021
PREPARED BY	Oliver Holt
CHECKED BY	Mayur Vashee
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PROPOSAL: ‘Proposed new build construction of a development accommodating 2 x 1-bedroom dwellings, with parking and with private amenity space.’

SITE: Land Adjacent to No. 3 St Mary’s Road, Swanley, Sevenoaks, BR8 7BU

CLIENT: Mr Mohammad Shamin Uddin

LOCAL PLANNING AUTHORITY: Planning Control Department – Sevenoaks District Council
Council Offices – Argyle Road – Sevenoaks – TN13 1HG



Site: Existing Land Adjacent to No. 3 St Mary’s Road, Swanley, Sevenoaks, BR8 7BU

1.0 **THE PROPOSAL**

- 1.1 The site currently benefits from planning permission (21/00443/FUL) which granted permission for the proposed new build construction of a development accommodating 2 x 1-bedroom dwellings, with parking and with private amenity space. This new Planning Application seeks to amend the previous application. The proposal would see the dwelling's approved two separate residences increase in size at the rear and side. The rear has been proposed to the building line of No. 3 St Mary's Road, whilst the side will be to the building line of No.1 Everest Place in order to keep a cohesive street scene. The increase in size aims to provide more space for our enhanced living styles, whilst respecting the privacy of the neighbours and building lines of the surrounding properties.
- 1.2 The application is for the proposed new build construction of a two-storey development accommodating 2 x 1-bedroom units with vehicle access and associative parking and rear amenity space. The proposal has been designed to be, 'in keeping' with properties of the surrounding area. The proposal is designed to maintain the building line of both No.3 St Mary's Road (beside proposal) and No.1 Everest Place (behind proposal).
- 1.3 The proposal has been designed to make best use of the previously approved massing and design to accommodate additional residential units to meet the demand of the local community. The proposal is based on the previously approved scheme Ref: 21/00443/FUL. The proposal includes the slight increase to the overall mass to provide practical and better living spaces internally for living. The architectural design has taken influence from precedents found around the site. Refer to section 3.02 for planning precedents. This is to ensure that the proposed massing remains subservient whilst reflecting the characteristics of roofs found within the borough.
- 1.4 The design of the proposal makes better use of the layout, providing two floors per residence. The design also provides both flats with slightly more space across the two floors, whilst still not encroaching on any of the neighbours properties. This proposal offers both flats private amenity space, making use of the plots spacious greenery. To reflect the character of the local area and to introduce a symmetrical appearance, the proposal has been designed become more pleasing to the eye.

1.5 The existing land is currently unused and brings nothing to the area. The proposal aims to improve the current appearance of the land within the existing street scene, creating a more pleasing front façade, facing the street.



Location plan for the proposal site (RED) – Land Adjacent to No. 3 St Mary’s Road, Swanley, Sevenoaks, BR8 7BU and the surrounding area.



Aerial Photo of the proposal site (RED) - Land Adjacent to No. 3 St Mary’s Road, Swanley, Sevenoaks, BR8 7BU and the surrounding area.

2.0 THE SITE & ITS SURROUNDINGS

2.01 The property is situated along St Mary's Road, where the pocket of land is currently unused. The surrounding area is predominantly residential and is characterised by rows of semi-detached within the urban confines of Swanley.

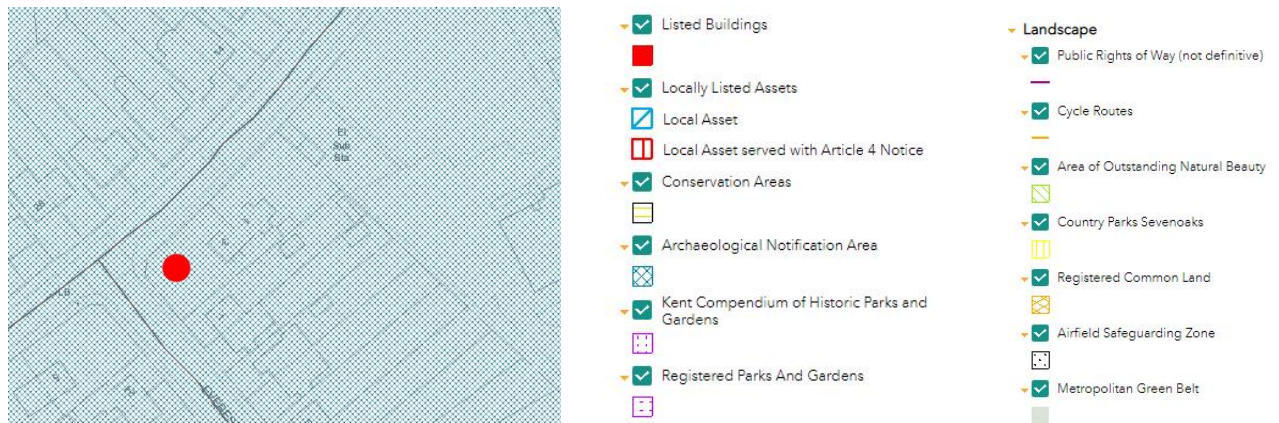
2.02 The site is not in a conservation area.

2.03 The site is situated within a 5 minute walk to Swanley train station, recreation ground, youth centre, pharmacy and more. The site lies on the outskirts of London and provides good access into London.



View along St Mary's Road, showing the existing street scene and local context

2.05 The site does **NOT** fall within a Conservation Area or an architectural area of significance as indicated within the map below. However, it does fall within an Archaeological Notification Area and an Airfield Safeguarding Zone. The majority of Swanley is found within these two zones.



High Street Conservation Area Map showing proposal site highlighted in **RED** - Land Adjacent to No. 3 St Mary's Road, Swanley, Sevenoaks, BR8 7BU and the surrounding area.

2.06 There has been a significant increase in the number of residential developments within the local area within the last few years due to the coronavirus and the growing number of transport links into and from Central London from the surrounding train stations. This has led to a huge popularity increase within the area, hence the increase in development works within this area of the borough. Given recent developments in the world more and more people are opting to move out of London to the suburbs. Therefore, the main intention is to provide additional housing accommodation to support the ever growing need required.

2.07 The housing market with the local area has suggested that 1 bedroom dwellings are more desired by the community this may be due to the need for starter homes and the increased accessibility to central London due to the nearby train station. Therefore the proposal has been designed to accommodate this with open plan arrangements to facilitate the modern way of living. Land adjacent to No.1 St Mary's Road recently gained approval for 2 x 2 bedroom dwellings (21/00021/OUT) , therefore there is a real mixture of types of dwellings being proposed in the area for families starting up and progressing.

3.0 PLANNING BACKGROUND

3.01 PLANNING HISTORY:

PLEASE NOTE: A two –storey side / rear extension , and loft / dormer extension as already been approved at the property for a similar massing;

Date of Decision:	Description:	Application Ref:
Thu 05 Jul 2018	Refused 3 St Mary's Road Swanley Kent BR8 7BU Erection of a new build house	18/01433/FUL
Thu 05 Dec 2019	Application Approved 3 St Mary's Road Swanley Kent BR8 7BU Erection of a new build 2 bedroom house	19/02472/FUL
Mon 29 Jun 2020	Application Approved 3 St Mary's Road Swanley Kent BR8 7BU Creation of 2no. 1 person 1 bedroom studio flats	20/00723/FUL
Wed 11 Nov 2020	Application Approved 3 St Mary's Road Swanley Kent BR8 7BU Details pursuant to condition 3 (external materials)	20/02811/DETAIL

	20/00723/FUL	
Fri 20 Nov 2020	Refused 3 St Mary's Road Swanley Kent BR8 7BU Details pursuant to condition 4 (hard and soft landscaping) 20/00723/FUL	20/02854/DETAIL
Thu 12 Nov 2020	Application Approved 3 St Mary's Road Swanley Kent BR8 7BU Details pursuant to condition 5 (electric vehicle charging) 20/00723/FUL	20/02855/DETAIL
Wed 11 Nov 2020	Application Approved 3 St Mary's Road Swanley Kent BR8 7BU Details pursuant to condition 10 (visibility splays) 20/00723/FUL	20/02857/DETAIL
Fri 09 Apr 2021	Application Approved 3 St Mary's Road Swanley Kent BR8 7BU Proposed new build construction of a development accommodating 2 x 1-bedroom units, with parking and with private amenity space 21/00443/FUL	21/00443/DETAIL

3.02 PLANNING PRECEDENTS:

Listed below is a summary of relevant precedents for residential conversions in the local area:

Date of Decision:	Description:	Application Ref:
Thu 19 Dec 2019	Application approved Land Adj To 1 St Marys Road Swanley KENT BR8 7BU Outline application for erection of a single detached dwelling with all matters reserved.	19/03028/OUT
Fri 06 Jan 2017	Application approved 16 Bowers Road Shoreham Kent TN14 7SS Construction of a four-bedroom detached new-build dwelling house.	16/01316/FUL

Tue 22 Dec 2020	<p>Application approved</p> <p>Land West Of 17 Wickenden Road And 17 Wickenden Road Sevenoaks KENT TN13 3PL</p> <p>Erection of a new detached dwelling with associated works on land adjacent to 17 Wickenden Road with creation vehicular access in front of the existing 17 Wickenden Road.</p>	20/03075/FUL
Thu 02 Jul 2015	<p>Application approved</p> <p>7 Greenhill Road Otford Kent TN14 5RR</p> <p>Construction of a new detached dwelling accessed from Greenhill Road comprising subdivision of 7 Greenhill Road plot.</p>	15/01372/FUL
Tue 16 Mar 2021	<p>Application approved</p> <p>Land Adj To 1 St Marys Road Swanley KENT BR8 7BU</p> <p>Construction of two 2-bedroom semi-detached houses. Amendments to fenestration on main house.</p>	21/00021/OUT
Wed 15 Jul 2020	<p>Application approved</p> <p>95 Weald Road Sevenoaks Kent TN13 1QJ</p> <p>Demolition of existing house and construction of 2no. self contained dwellings with associated access and landscaping</p>	20/00172/FUL

1

Land Adj to 1 St Marys Road Swanley KENT BR8 7BU

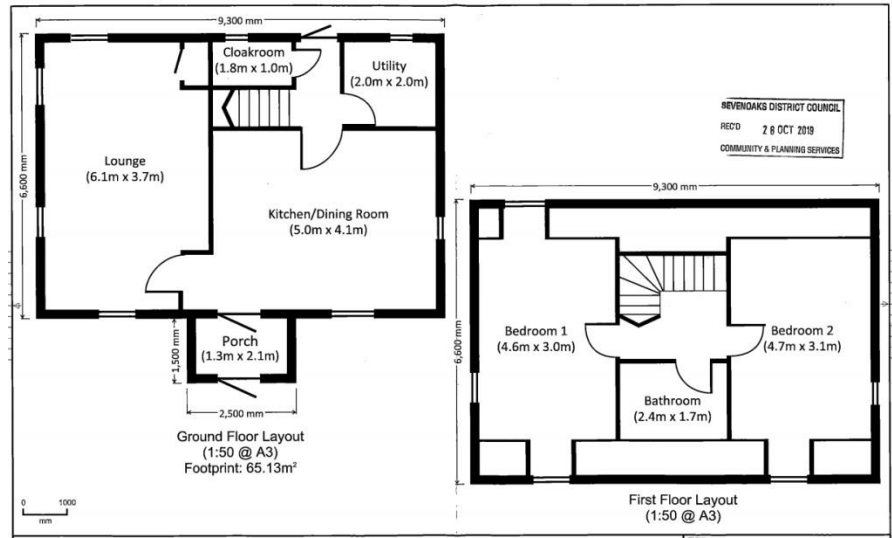
Outline application for erection of a single detached dwelling with all matters reserved



Existing Site Plan



Proposed Site Plan



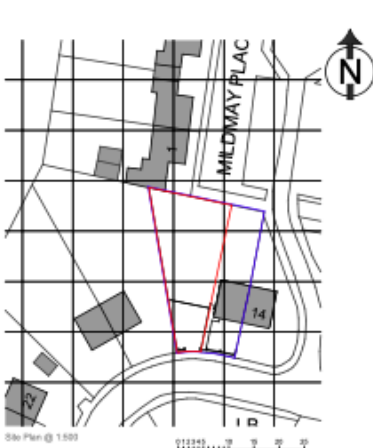
Proposed Plans

19/03028/OUT

2

16 Bowers Road Shoreham Kent TN14 7SS

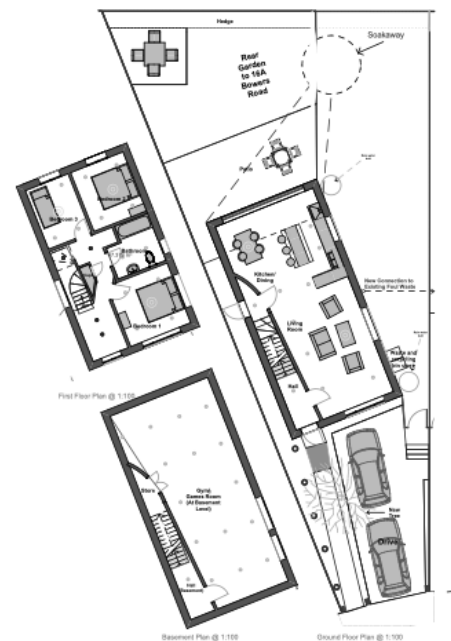
Construction of a four-bedroom detached new-build dwelling house.



Existing Site Plan



Proposed Site Plan



Proposed Plan

16/01316/FUL

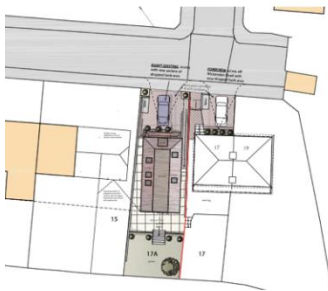
3

Land West Of 17 Wickenden Road And 17 Wickenden Road Sevenoaks KENT TN13 3PL

Erection of a new detached dwelling with associated works on land adjacent to 17 Wickenden Road with creation vehicular access in front of the existing 17 Wickenden Road.



Existing Site Plan



Proposed Site Plan



Proposed Plans

20/03075/FUL

4

7 Greenhill Road Otford Kent TN14 5RR

Construction of a new detached dwelling accessed from Greenhill Road comprising subdivision of 7 Greenhill Road plot.



Existing Site Plan



Proposed Site Plan

15/01372/FUL

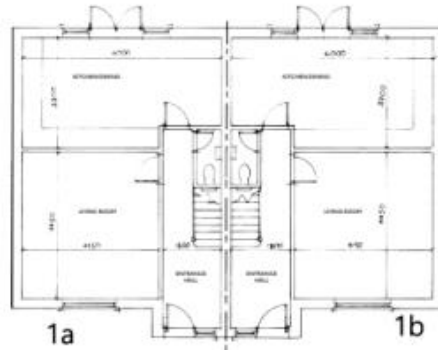
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Land Adj to 1 St Marys Road Swanley KENT BR8 7BU

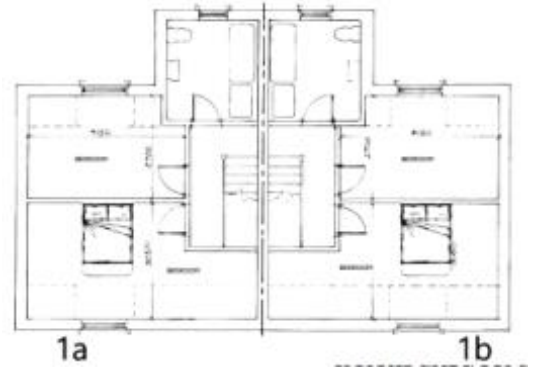
Construction of two 2-bedroom semi-detached houses. Amendments to fenestration on main house.



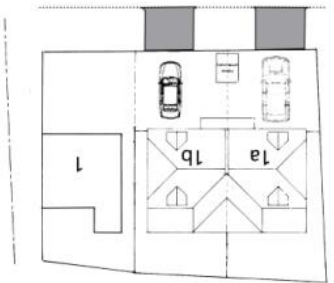
Existing Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Site Plan

21/00021/OUT

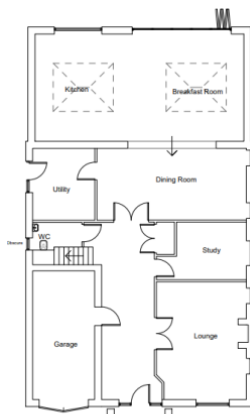
6

95 Weald Road Sevenoaks Kent TN13 1QJ

Demolition of existing house and construction of 2no. self contained dwellings with associated access and landscaping



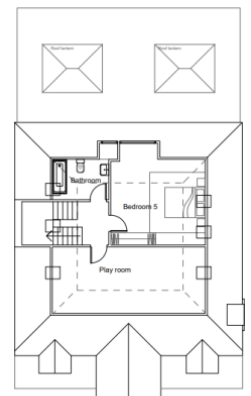
Existing Site Plan



Plot 1 Ground floor GA plan



Plot 1 First floor GA plan



Plot 1 Second floor GA plan

Proposed Plans



Proposed Site Plan

20/00172/FUL

5.0 PROPOSAL DETAILS

5.1 The proposed two storey development (approved 21/00443/FUL) will develop the site to accommodate more practical and functional layout for enhanced quality living. The proposal remains as 2 x 1 bedroom self-contained dwelling units, yet with an increased footprint.

5.2 The proposed scheme will utilise the site's generous green space and provide a private garden space for both flats, ensuring that the proposed development does not impact on the amenities of the adjoining properties. The scheme will provide individual private amenity space for each unit, having their own access. Each dwelling will possess both a generous front and rear garden.

5.3 The proposed ground floor will ensure a minimum of 1 meter is maintained to the side boundary. This is designed to have minimal impact on the neighbouring properties and their enjoyment of existing amenity space.

5.5 2 x bin storage and secure bike storage units have been proposed, one on each property for each flat.

5.6 2 x off street parking spaces have been proposed to the side of the property one space per flat, to ensure suitability.

5.7 The proposed new build development will not affect any natural daylight or have a visual impact of the neighbouring property as outlined in Planning Policy H8.

5.8 The proposed design and materials used reflect characteristics of the surrounding to ensure that the scheme is in accordance with all relevant planning policies such as H8 and BE1.

6.0 RELATIONSHIP WITH ADJACENT PROPERTIES

6.1 The existing land is located along St Mary's Road. The existing land currently has no use or purpose, whilst producing overflowing greenery, potentially providing a negative impact on the street scene. The neighbouring properties consist of residential dwellings. No.1 and No.3 St. Mary's Road are semi-detached dwellings. The design of the proposal was heavily influenced by the design of these two

properties (No.1 & No.3 St. Mary's Road), as the intention is to maintain the cohesion of the street scene and respect and relate to the architecture character of the surrounding properties. No.1 Everest Place is the neighbour to the rear of the land; this is also a semi-detached dwelling.

6.2 The proposed new external arrangement incorporates a new two storey development. The proposal will ensure that a minimum 1000mm distance from the side boundary of the neighbouring properties will be maintained in accordance with the current planning policies.

6.3 The proposal works will not affect the neighbouring properties in terms of natural daylight, visual impact and amenity.

7.0 **DESIGN STATEMENT**

7.1 **Use**

The proposal will be providing 2 x residential properties, obtaining a C3 use. The proposed new build development of a two storey property has been proposed to accommodate a 2 x 1 bedroom units. The new dwellings have been designed to meet the sizes required by the Councils accommodation standards for 1 bedroom units. The proposed 2 x 1 bedroom residential dwellings will be self-contained and purpose built to a high standard. Both units will be providing individual private amenities space at the rear of the ground floor which also exceeds the minimum requirements of the Council. Appropriate and sufficient refuse and bin store provisions have been provided and are shown on the proposed drawings.

7.2 **Layout**

The layout of the proposal has been designed in accordance with the spatial standards, set out by Sevenoaks Council and exceed the minimum room sizes. Obscured windows have been proposed in areas to ensure the proposed new build is in keeping with the surrounding area and to ensure that both elevations are more attractive in appearance and respect the neighbouring properties privacy. Open plan living spaces will be provided to enable future occupiers to enjoy a modern day living environment.

7.3 Scale

The proposal is scaled appropriately in comparison to the neighbouring property, it is moderate in size, and has been designed to maintain character of the street scene, ensuring that no adverse impact is made on the adjacent properties. The rear dormers allows for a subservient appearance which incorporates a pitched roof very similar to those of the surrounding buildings. This is used to reduce massing and provide a more attractive appearance, whilst matching the characteristics of local precedents.

7.4 Appearance

The proposal at Land Adjacent to No. 3 St Mary's Road will maintain a similar character to that of nearby surrounding properties with all materials matching those found on the properties in the surrounding area as close as possible. This is noted on drawing M1879.144. This is to not unsettle the character of the existing street scene within the surrounding context. The new build will ensure that the front façade remains in keeping with the local street scene, and improves the character of the area and current state of the site. The design is kept proportional and symmetrical externally and internally for the majority. Window placement and sizes on the side elevations are different per flat due to the considerations of the neighbouring properties.

7.5 Amount

The proposal for a new build development will create new 2 x 1 bedroom residential dwellings. All units have been designed to accommodate the Councils current residential room sizes and to ensure they exceed the Councils minimum floor area. This proposal see's each dwelling gain 9.5m² across all floors. This slight increase has been spread in order for all habitable rooms to gain a fraction more space for practical and enhanced quality of life in modern living.

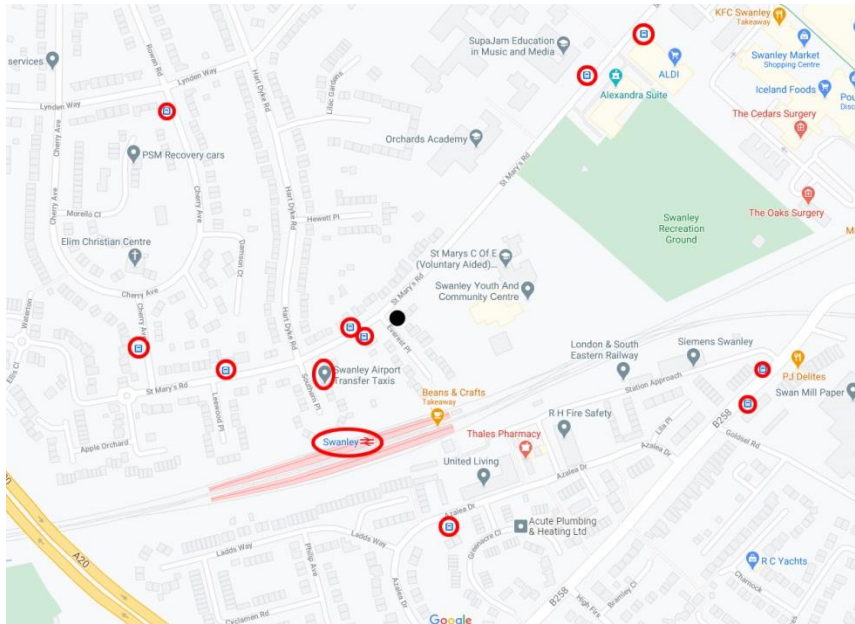
Proposed Accommodation Schedule – 1 Bedroom 2 People units

Accommodation Schedule	Flat A 1Bed 2People	Flat B 1 Bed 2People
Overall M ²	49m ²	49m ²
Bedroom 1	15.6m ²	15.6m ²
Living Space/ Kitchen	27.4m ²	27.4m ²
Bathroom	6.1m ²	6.1m ²
Storage	1m ²	1m ²
Private Amenity Space	58.7m ²	78m ²

8.0 ACCESS STATEMENT

8.1 Vehicular and Transport Links

8.2 The site benefits from good transport links as indicated in the image below. Access to the site will require a drop curb on Everest Place to facilitate the two on site car parking spaces.



Transport Links Map showing proposal in **BLACK** and transport links circled in **RED** - Land Adjacent to No. 3 St Mary's Road, Swanley, Sevenoaks, BR8 7BU and the surrounding area.

9.0 Vehicular Access during and after Construction

9.1 On Street Parking in the surrounding residential streets has no stress concerns.

9.2 The site benefits from overflow off-site parking in the nearby residential area, which will allow for the site to be kept clear of vehicles during construction when deliveries must be made; this allows for the delivery vehicles to not be an obstruction to the carriageway.

9.3 Temporary obstructions to the pedestrian footway will be kept to a minimum during the development and only when necessary to facilitate safe delivery of materials. In the event obstructions, temporary safety barriers around the vehicle will be used, ensuring sufficient clear space for pedestrians to pass by.

9.4 Skips and construction material storage will be provided within the grounds of the property at the front, this will allow the footways and carriageway to remain unobstructed.

10.0 Planning Policies

10.1 Principle of Development

The paragraph 117 of the revised NPPF 2018 which came into force on 24 July 2018, advice that LPA should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Moreover, Paragraph 118 encourages multiple benefits from both urban and rural land, including through mixed use schemes. In this case the applicant benefits from a corner plot in which he intends to erect an additional dwelling thereby putting the land into effect use as advised by Paragraph 117 and 188 of NPPF. The principle of the development is a material consideration in this development and it should be taken into account.

10.2 National Planning Policy Framework

The following policies have been considered and demonstrated throughout.

- Paragraph 117
- Paragraph 118
- Paragraph 11

10.3 Core Strategy (CS)

- SP1 Design of New Development and Conservation
- SP2 Sustainable Development
- SP11 Biodiversity
- LO1 Distribution of Development
- LO4 Development in Swanley Bromley UDP

10.4 Allocations and Development Management (ADMP)

- EN1 Design Principles
- EN2 Amenity Protection
- T2 Vehicle Parking
- T3 Provision of Electrical Vehicle Charging Point

10.5 The proposed parking arrangements on site have been previously approved by the Council (REF: 21/00443/FUL). Further support for the proposal has been supplied by a Transport Consultant (mode transport) and previously supported by Jasmine Woodbine (TFL Licensing CVU). This allows 2x car parking spaces to be located at the front of the property. This has been carefully designed to ensure safety of the public is maintained at all times. This is enhanced by the proposed inclusion of a car turn table within the front driveway. This will allow cars to enter the site front facing to park and exit the site front facing via the use of the turn table which has been designed within the manufactures guidance. This proactive and well considered solution would therefore continue to comply with the Council requirements.

The proposed new build development will not increase the number of occupants at the property, therefore no additional parking has been proposed following the previous planning permission (Ref: 21/00443/FUL). Therefore the proposed parking layout and arrangements within the new scheme has addressed previous concerns and has provided a solution to ensure the safety of the public.

10.5 London Plan (2017) Policy H2 Small sites

Policy H2 of the London Plan suggests the following developments should be considered acceptable in principle:

SECTION D

To deliver the small sites targets in Table 4.2, boroughs should apply a presumption in favour of the following types of small housing development which provide between one and 25 homes:

- 1) **Infill development on vacant or underused sites***
- 2) Proposals to increase the density of existing residential homes within PTALs 3-6 or within 800m of a Tube station, rail station or town centre boundary through:
 - a) Residential conversions*
 - b) Residential extensions*
 - c) The demolition and redevelopment of existing buildings*
 - d) Infill development within the curtilage of a house**

Key emphasis should be noted that the demolition and redevelopment of existing buildings are encouraged within the London Plan under this policy, as highlighted in **Blue** above.

11.0 CONCLUSION

- 11.1 Proposed scheme accords with the objectives of the NPPF and also the Sevenoaks Development Management Plan, by increasing residential accommodation in the urban area. The proposed dwelling is appropriate within the site context, will contribute towards meeting the Borough's current and future housing needs.
- 11.2 The proposal would make full and effective use of disused and underutilised land, whilst respecting the quality and character of the area.
- 11.3 The proposed development will provide a high standard of living accommodation and will not adversely affect or cause harm to the amenity of neighbouring occupiers.

- 11.4 The proposal complies with both national and local policies and in the absence of any adverse harm arising, the proposed development should be granted planning permission.
- 11.5 The Council is reminder that under the provisions of S.38 (6) of the planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.
- 11.6 The proposal will remain in keeping with the existing street scene through its careful design and use of materials to match the existing context. The proposed façades have been designed to reflect the appearance of the neighbouring properties as well as local precedents.
- 11.7 The design is of a high quality and will enhance the site and will work to improve and construct the residential potential that the site has. Council planning policies and standards are adhered to and have been considered carefully within the proposal. Further details of this have been outlined within this statement (Section 10).
- 11.8 The proposal will not adversely affect the surrounding area's vehicular and pedestrian access and adequate parking facilities have been proposed.
- 11.9 The proposed dwellings configurations will allow for more desired residential accommodation which is currently sought after within the local area. The inclusion of 2 x 1 Bedroom residence allow for starter homes and ideal for young professionals and an short commute into London given the good transport links by bus and train which are situated nearby.
- 11.10 2 x off street parking spaces have been proposed at the front of the property. Adequate secure cycle storage has been proposed for each flat.
- 11.14 Through many years of working within the borough, the design of the proposal reflects our knowledge and understanding of local character, and addressed the development needs and requirements of the local residents. Therefore we feel that the proposed development has merit and

would warrant planning approval. The applicant is prepared to accept conditions to the Planning Consent if necessary.

11.15 We would hope that the Council support our views, and deemed this application suitable for approval. If required, and recommended by the NPPF, we would be willing to work with the Council and engage into further dialogue throughout the application period in order to receive the Councils recommendation and favourable decision.

12.0 **APPENDIX**

12.1 We append the following drawings and scheme proposal which should be read in conjunction to this statement along with other supporting documents:

Drawing No's M1879/ LPO1	~	Location Plan
BP01	~	Existing Block Plan
101	~	Existing Plan
141	~	Proposed Ground Floor Plan
142	~	Proposed First Floor Plan
143	~	Proposed Roof Plan
144	~	Proposed Elevations