

# COVER LETTER / PLANNING POLICY / DESIGN AND ACCESS STATEMENT

**DATE: 12/04/2021**

## **SITE ADDRESS:**

95a BUCKINGHAM AVENUE  
WELLING  
DA16 2NB

## **PROPOSAL:**

Demolition of existing detached dwelling house and construction of a pair of new semi-detached dwellings with private gardens and off-street parking.

## **PREVIOUS ADVICE OBTAINED:**

Three pre-application advice stages with Oliver Enticott:  
20/02836/PREAPP, 20/03382/PREAPP, 21/00469/PREAPP

## **DOCUMENTS TO ACCOMPANY APPLICATION:**

95aBAW 001 - Site Location Plan  
95aBAW 003 - PTAL Report and Calculation  
95aBAW 011 - Existing Site and Floor Plans  
95aBAW 012 - Existing Elevation and Section Plans  
95aBAW 421 - Proposed Site and Floor Plans  
95aBAW 422 - Proposed Elevation and Section Plans  
95aBAW 423 - Existing and Proposed Street Scene  
95aBAW 424 - Proposed Block Site Plan - First Floor  
95aBAW 425 - Proposed Block Site Plan - Loft Floor  
CIL form  
Tree Survey

## **RELEVANT PLANNING POLICY:**

### **Space standards**

Having compared every bedroom against current space standards, they all comply with current standards, including built-in wardrobe space and conventional windows. Each house also meets minimum internal floor area standards for a unit with that number of potential residents.

### **Density standards**

As noted by Oliver Enticott in his pre-application advice, London Plan space standards are indicative, but this development meets the requirements of density of units per hectare calculated at 45.8 for this proposal and the acceptable range is 35-65.

### **Amenity space**

Each house meets the minimum standard of 5m<sup>2</sup> per first resident with 1m<sup>2</sup> for each extra resident. House a (nearest to neighbour house) has 58.8m<sup>2</sup> and house b (farthest from neighbour house) has 121.9m<sup>2</sup> private gardens. This is in addition to front gardens and side paths.

### **Privacy and overlooking**

At the earlier stages of pre-application, this was discussed at length with Oliver Enticott and the conclusion was that proposed windows in the new development would not cause any increased level of overlooking than is already in existence in the current house from first floor windows. If loft windows were introduced to the existing house by permitted development as a comparison, the design we propose in this new application would not result in any greater level of overlooking than could be achieved via permitted development. To illustrate these points, we have drawn 10m long 45 degree visibility splays from proposed first and loft floor windows that show conclusively that the rear gardens opposite are not compromised (plans 95aBAW 424 - Proposed Block Site Plan - First Floor and 95aBAW 425 - Proposed Block Site Plan - Loft Floor)

### **Outlook from new windows**

Again, this point was debated at length with Oliver Enticott to the extent that windows were removed after the first pre-app advice stage and then re-inserted after the second pre-app advice stage given that such windows already exist in the current house ground floor looking directly at the rear boundary fence. The final plans result in every habitable room having good outlook from at least one main window.

### **Parking and hardstanding**

The proposed new houses would have their own crossovers and each would include space for two cars on their front drives and both would utilise existing dropped kerbs. The new front drives would be permeable block paving to allow for rainwater to drain away into the ground and both houses would have soakaways to the rear/side for rainwater. Both houses would include cycle parking for two bikes in a lockable bike shed although more bike storage could be added as needed.

### **Waste and recycling storage**

As can be seen on the plans, both houses have storage for landfill waste and recycling to the front, close to the street for easy collection.

### **Scale, bulk and massing**

The original design involved a pair of gable ended semi-detached houses with an entire loft floor of living space but after listening to our pre-application advice from Oliver Enticott, the roof has been revised to hipped design with relatively small loft living space as if a modest loft conversion had been carried out. This has been sensitively drawn with the neighbour's scale of house in mind which is illustrated in plan 95aBAW 423 - Existing and Proposed Street Scene.

### **Street scene, rhythm, pattern of local development**

The street has a high level of uniformity with a pattern of either semi-detached houses or short/medium length terraces with a shared gable between each pair of houses. Below each gable is a bay window for each house with front doors to the side of these bays. End of terrace houses have been extended in some cases, closing the space between houses completely for some. The proposed design after two redraws following advice from Oliver Enticott has resulted in plans that resemble the rest of the street in character and detailed appearance. We have opted NOT to close the gap between the application house and its neighbour although that neighbour has built right up to the boundary line). The proposed roof form replicates the rest of the street with bay windows below a central gable. Once built, these houses will fit perfectly into the street scene continuing the rhythm and matching the pattern of local development in this street.

### **Daylight and sunlight**

The only house within reach of the development is the neighbour at 95 Bucking Avenue East from the application site. As can be seen in application drawings, the proposed front and rear building lines match those of this neighbour removing any chance of overshadowing at any time of day.

### **Front and rear building lines**

As mentioned in the last section, front and rear building lines match the only neighbour and therefore are fully compliant with standard planning policy pertaining to this.

### **Eaves and ridge height**

The proposed new designs as shown in the street scene drawings have both eaves and ridge lines that align with the neighbouring houses and thus do not look out of place. Note that the existing house is completely misaligned and doesn't fit the street scene well at all.

### **Trees on the site**

As part of the application process, a tree survey has been carried out and included to provide the LPA with information regarding trees on site. If required, a tree impact assessment and method statement can be provided to address any further matters between the new building and the existing site trees.

### **Flood risk**

The site is not in an area deemed to be at risk of flooding by the Environment Agency.

## **HOW THE PROPOSAL AGREES WITH POLICY:**

From the information outlined above and comments from the planning Officer Oliver Enticott during our three pre-application advice stages, we believe that this development both agrees with policy, fits well within the street scene and would benefit the neighbourhood as an improvement over the existing house.

## **SUMMARY AND CONCLUSION:**

As far as we can see, the proposal complies with current planning policy and is an improvement over the existing arrangement. If, on balance the proposal is acceptable, we would encourage the planning department to approve the application so that plans to build can be drawn up by summer. If any minor correction is required, please advise us BEFORE making any decision so that we can make an amendment to plans.

Many thanks.

## **REPORT PREPARED BY:**

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