
Planning Statement

40 Albion Road
Bexleyheath
DA6 7LS



MARCH 2021

**Removal of the existing detached garage and
erection of a Granny Annex.**

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Introduction & Background

This Planning Statement has been prepared in support of the town planning application for the removal of the existing detached garage to provide a Granny Annex.

This application relates to No 40 Albion Road, Bexleyheath DA6 7LS, which at present comprises of a 3-bedroom two-and-a- storey semi-detached dwelling house with a detached garage at the rear of the property.

Proposal

Removal of the existing detached garage and erection of a Granny annex.

Use

The proposal will be ancillary to the house, used solely as a granny annex to provide accommodation for the grandparents.

Amount

An adequate footprint of 41.5m² and GIA of 36.8m² at ground floor plus a gallery space of 17.7m² to accommodate a spacious and relaxing internal living space with a skylight and roof windows to provide generous amount of both sunlight and daylight.

The proposal is less than 25% of the land area surrounding the original house.

Total land area around the house is 205.5m²

Layout

The proposal has been designed to fit in with the existing character of the building and its surrounding context, without being too intrusive, With a simple rectangular design overall and a recess to the front of the annex facing Victoria road, to add an attractive frontage creating a soft warm feel to the street scape with the open porch and planter box.

Scale & Appearance

The External scale compared to the existing garage has slightly increased in an un-excessive manner. The annex has been designed with regards to the existing property and its surrounding context. Care and consideration have been given to the bulk and massing of the building in relation to neighbouring properties.

The roof has been designed to optimise internal living space whilst minimising the external appearance of height and bulk, including by reducing in height towards the western elevation. The use of rooflights largely avoids impacts on neighbouring amenity. Roof covering is proposed to be matching grey slate tiles as on the existing main property.

External walls will have a combination of material and finishing, combining soft render in light grey colour and composite cladding with wood effect grain in a contrasting grey colour. This will give a soft and pleasing overall appearance to the external fabric of the building.

Windows and doors will be finished in white UPVC both externally and internally.

Access

Access is excellent as the property benefits from being located at the corner of both Albion Road and Victoria Road. Primary access will be through the private garden of the main property No. 40 Albion Road, with secondary access from the existing dropped kerb at Victoria Road.

Local Transport & Amenities

The proposal is situated within a predominantly residential area of Bexleyheath, but also is very close to Bexleyheath town centre, which is located just 3 minutes' walk away, therefore giving the property easy access to a wide variety of retail shop units, together with supermarket facilities within easy walking distance.

The site is located within a 2-minute walk of Bexleyheath Library bus stops E & F on Townley Rd, affording easy access to both surrounding and distant locations.

Parking

The proposal will have no significant effect on the property's existing parking arrangements because it is ancillary to the existing property. The residents of No. 40 Albion Road hold a valid resident permit for on street parking and only use the existing garage for storage.

Conclusion

We believe that the proposal is of reasonable proportion and has been designed in a way that fits with its surrounding context and makes a positive contribution to the street scene without creating any significant impacts to neighbouring properties, therefore the proposal should be considered for approval of planning permission.