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## DESIGN AND ACCESS STATEMENT

FOR THE DEVELOPMENT OF THE SITE ON

LAND ADJOINING

1, NEW ROAD

HEXTABLE

SWANLEY, KENT

BR8 7LS

FOR

Mr & Mrs Webb

25<sup>th</sup> June 2021

Project: Land adjoining 1, New Road, Hextable, Kent BR8 7LS

Client: Mr & Mrs Webb

Document: Design and Access Statement

Ref: JHL/SLT/139

Issue	Date	Status
1.		Issue

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## **1.0 INTRODUCTION**

- 1.1 This Design and Access Statement has been prepared to support a detailed planning application for a single storey dwelling with ancillary parking, bin and cycle storage facilities.
- 1.2 The statement analyses the characteristics of the site and the surrounding area and how the revised scheme overcomes the issues raised on the previous proposals to develop the site.
- 1.3 The documents should be read in conjunction with the submitted drawings:-  
139-PD-01 and 139-PD-02

## **2.0 ANALYSIS OF THE SITE AND SURROUNDING AREA**

- 2.1 The site lies within an established residential area in the centre of Hextable which has a range of local facilities. There is reasonable public transport/buses that provide good connections to Swanley Town Centre.
- 2.2 Generally the surrounding area consists of detached and semi-detached properties of two storeys with a range of styles and external materials. These buildings are located in a formal pattern of development with many dwellings having on site parking facilities in the front forecourt area.
- 2.3 The application site is located next to a detached dwelling with other properties in Egerton Avenue to the southern boundary of the site.
- 2.4 The site is generally level and has direct access onto New Road.
- 2.5 The site is not contained within a Conservation Area or within the Green Belt. The following photographs show more details of the site and surrounding area.

General street view of properties in New Road





Rear view of No.18 Egerton Avenue



Side view of No.1 New Road



General views of the application site







### 3.0 PLANNING STATEMENT

#### 3.1 Planning History

The following planning applications relate to this specific site:-

- i) 19/02974/HOUSE – Extensions to existing property – Granted
- ii) 20/00286/FUL – Demolition of existing single storey extension and erection of a three -bed dwelling- Refused.
- iii) 20/01403/FUL – Demolition of single storey extension and erection of new attached three-bed dwelling – Refused.
- iv) 20/02642/FUL – Erection of a three bedroom detached dwelling – Refused.

3.2 A copy of the most recent Refusal is given in Appendix 1 of this document.

3.3 The following Planning Policies have been identified as being relevant to the current scheme.

Policies:

National Planning Policy Framework (NPPF)

Para ii of the NPPF confirms that there is a presumption in favour of sustainable development and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para ii of the NPPF also states that whether there are no relevant development plan policies, or the policies which are not important for determining the application are out-of-date, permission should be granted unless:

Core Strategy (CS)

- 101 Distribution of development
- SPI Design of new Development and Conservation
- 107 Development of Rural Settlements
- SP5 Housing size and type
- SP7 Density of Housing Development

Allocations and Development Management (ADMP)

- SC1 Presumption in favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection

- T2 Vehicle Parking
- T3 Provision of Electrical Vehicle Charging Point.

3.4 It is clear that the site lies within an established residential area with no relevant constraints. The key issues relate to Policies EN2 of the ADMP and Policy SP1 of the Core Strategy which states that any new development should relate to the character of the area and have no undue impact upon neighbouring properties and careful consideration should be given to these issues when considering alternative proposals.

#### 4.0 THE PROPOSALS – DESIGN STRATEGY

- 4.1 Our analysis of the surrounding area shows that the application site falls within an established residential area. Although the previous planning application was refused, it was noted that the officer agreed that there were no objections to the proposed use of the site for residential.
- 4.2 Careful consideration has been given to the design of the proposed dwelling in order to overcome any undue impact on the neighbouring properties, particularly those located to the south of the application site in Egerton Avenue.
- 4.3 The revised proposals are for a single storey detached one-bedroom dwelling with ancillary parking, bin and cycle storage facilities.
- 4.4 By reducing the height of the building to single storey and reducing the footprint to accommodate a one-bedroom dwelling, this will represent a significant reduction in height, floorspace and bulk when compared to previous proposals. Impact on adjoining properties will be minimal.
- 4.5 The reduced footprint fits well onto the site and allows ample space for private garden areas and provision for the required cycle and bin storage facilities as well as a dedicated parking space with an electric charging point to meet KCC Highways requirements.
- 4.6 The revised design is proportionate to the plot size. We note that a recent planning consent was granted for an additional dwelling on the corner of 16 Egerton Avenue. This has a similar plot size.
- 4.7 In terms of external appearance, the design is for a more contemporary approach with a palette of vertical timber cladding, under a grey slate roof and aluminium door and windows. This will provide a dwelling of high quality that will make a positive contribution to the street scene.
- 4.8 The internal layout has been designed to fully comply with the national Space Standards. The primary rooms have good aspect and natural daylight and sunlight.
- 4.9 On this basis we are confident that these revised proposals fully overcome the issues raised on the previous applications and that this will provide a property that will accommodate a young or elderly couple.



Mr & Mrs Webb  
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London  
SE9 2QJ

Application number: 20/02642/FUL

#### TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England)  
Order 2015 (as amended)

#### Refusal of planning permission

Site : 1 New Road Hextable KENT BR8 7LS  
Development : Erection of a three bed dwelling.

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Sevenoaks District Council, as the local planning authority has **refused planning permission** for the above development, for the following reason(s):

- 1) The proposed dwelling, by reason of its siting, layout, size, bulk and design would represent a cramped overdevelopment of the site at odds with the character and appearance of the street scene. The proposal therefore conflicts with the National Planning Policy Framework, policies L07 and SP1 of the Council's Core Strategy and Policy EN1 of the Sevenoaks Allocations and Development Management Plan.
- 2) The proposed dwelling, by reason of its siting, layout, size, bulk and design would represent a unduly dominant and overbearing form of development, which would also be likely to result in an unacceptable degree of overlooking and loss of privacy to the detriment in particular of nos.18 and 20 Egerton Avenue. Therefore the proposals would fail to comply with the National Planning Policy Framework and Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

20/02642/FUL  
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*Richard Morris*

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Deputy Chief Executive  
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**Dated:** 16 February 2021

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