



Chartered Town Planners & Architectural Technicians

DESIGN & ACCESS / PLANNING STATEMENT

Part one, part two storey rear extension and single storey front extension with conversion of garage to a habitable room with external alterations. (revised application)

Property Address: 35 Somerhill Road, Welling, Kent, DA16 1PF.

June 2021

1.0 INTRODUCTION

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application for a part one, part two storey rear extension and single storey front extension with conversion of garage to a habitable room with external alterations. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The application property is a two storey semi-detached property located on the north side of Somerhill Road. The property is presently used as a dwelling house.

2.2 The immediate surrounding area is residential in character, with the majority of dwellings having been altered and personalised over the years.

2.3 The site is reasonably well provided for in terms of transport and accessibility. The surrounding road network is very favourable towards encouraging cycling.

2.4 In terms of the wider area, there are a variety of facilities, services and amenities within 800m (10 minutes walk) of the site and all of which are connected to the premises via a network of footpaths. These include shopping, employment, social/entertainment premises, recreation, community and educational.

2.5 The site is in flood zone 1 and at low risk of flooding.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development is as follows:

- **Part one / part two storey rear extension:** It is proposed to demolish an existing single storey rear conservatory and construct a 3.5m deep extension the full width of the site. At first floor level an extension would be constructed to a depth of 3.5m and for a width of 4.2m.
- **Single storey front extension with conversion of garage to a habitable room.** It is proposed to bring forward the garage (which is to be converted) by approx. 600mm to have it flush with the main part of the front elevation.
- **External alterations:** The external elevations of the dwelling will be altered as a result of the above proposed works.

3.2 There is ample space to the front of the property for cycle and refuse storage.

4.0 PLANNING HISTORY

4.1 Planning permission was refused under application Ref. No. 20/03367/FUL for similar works as now proposed although of greater scale. Planning permission was refused for two reasons as follows:

1 The rear extension, by virtue of its overall scale in terms of height, depth, bulk and massing would constitute an overly dominant and incongruous addition to the host dwelling. This would have an overwhelming impact on the character of the existing building and could give rise to development of a similar scale within the vicinity of the site that cumulatively would have a degrading impact on the character of the local area. As such, the proposal is contrary to Paragraph 124 of the National Planning Policy Framework (2019), Policies ENV39 and H9 and the Design and Development Control Guideline 2 of the Unitary Development Plan (2004), and Policy CS01 of the Core Strategy (2012).

2 The proposed rear extension by reason of its position, overall length, scale, mass and bulk would have a significant overshadowing effect on the rear gardens of Nos 33 and 37 Somerhill Road, and in turn would have an enclosing and overbearing impact on these neighbouring occupiers. This is considered to have a detrimental impact on the neighbouring amenity, and therefore is contrary to Paragraph 124 of the National Planning Policy Framework (2019), Policies ENV39 and H9 and the Design and Development Control Guideline 2 of the Unitary Development Plan (2004), and Policy CS07 of the Core Strategy (2012), all of which seek to protect the amenities of neighbouring residential properties.

4.2 In seeking to comprehensively address these two refusal reasons the following material changes have been made:

- Rear extension reduced in depth from 5m to 3.5m.
- First floor extension reduced in depth from 5m to 3.5m, and reduced in width from 5m to 4.2m.

- Ridge height of two storey element reduced by height by approx. 1m so it now appears subservient to host dwelling.

4.3 The proposed works are akin to other properties in the immediate vicinity that have extended in a similar manner. These include No. 17 Somerhill Road, No. 66 Somerhill Road, No. 69 Somerhill Road, No's 73 & 75 Somerhill Road, No. 8 Balliol Road, No. 40. Balliol Road, No. 58 Balliol Road, and No. 76 Balliol Road. These examples are shown in Figure 1 below. There is thus precedent for works of the nature proposed and they are characteristic of the area.

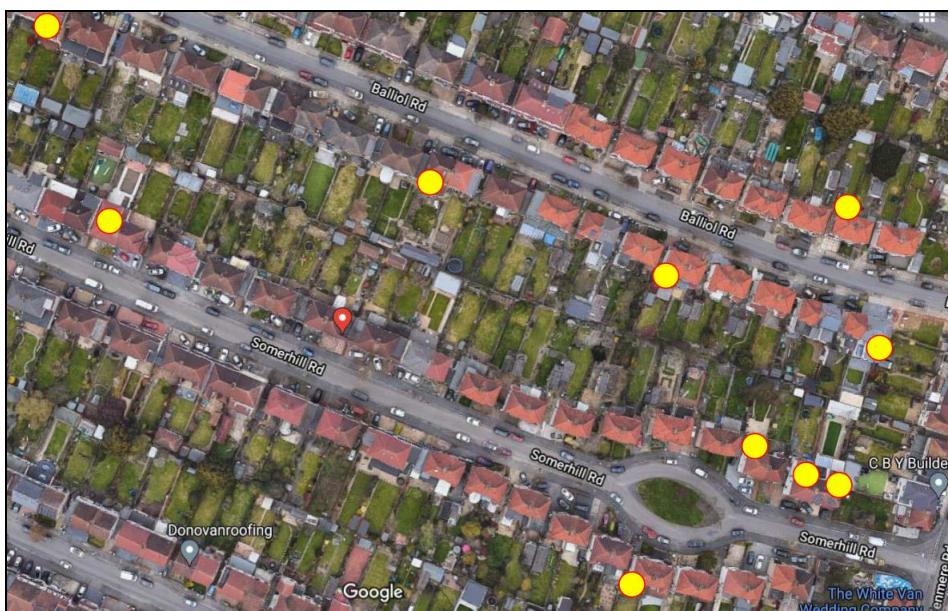


Figure 1 – Dwellings in immediate vicinity of No. 35 that have extended in similar manner as proposed.

4.4 It is considered there would now be no adverse impacts to neighbouring properties in terms of privacy, overshadowing or overbearing impact given the significant reduction in scale from the refused scheme.

5.0 PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (2019)

5.1 The National Planning Policy Framework 2018 (NPPF) seeks to promote a wide choice of house types and home ownership. Para. 59 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

The proposed development would enhance the range of house types and house tenures available in the area.

5.2 According to the Local Plan Policies Map, the site is within an area designated for ‘primarily residential use’ - see Figure 2 below.

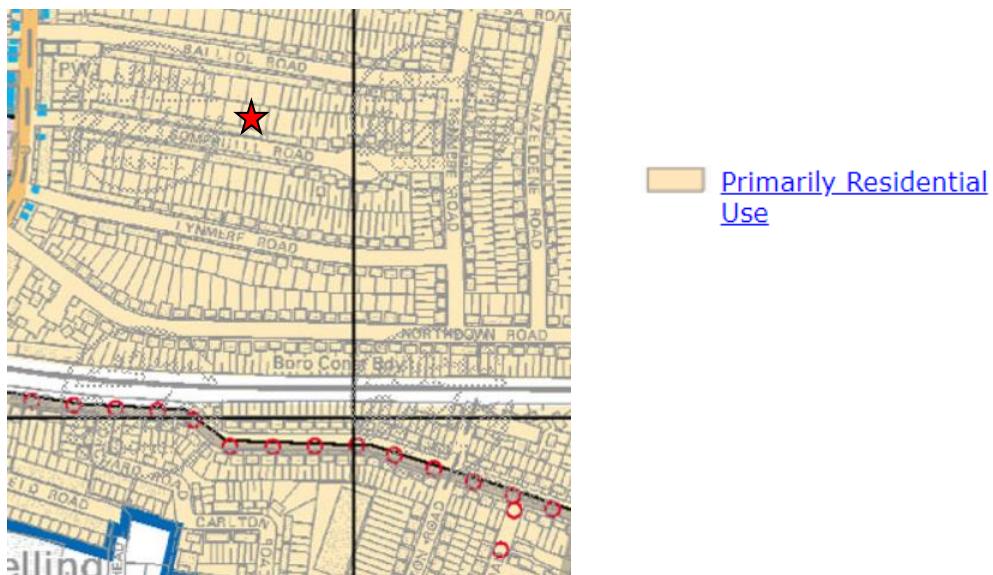


Figure 2 – Extract from Bexley Policies Map. Approximate location of lands is indicated by blue pin.

Bexley Core Strategy (2012)

5.3 We have reviewed the Core Strategy and saved policies of the UDP and there do not appear to be policies that would resist in principle extension of the nature proposed.

Bexley Unitary Development Plan (2004 as amended)

5.4 Policies H9 and ENV39 are relevant to the proposal. Policy H9 states:

“Residential development consisting of extensions or alterations should accord with other residential policies and also fulfil all of the following criteria:

1. *the siting, design and external appearance of development should be compatible with the character of the existing building and adjacent buildings;*
2. *the development should not adversely affect the privacy and amenity of residents of adjoining properties including daylight and sunlight and outlook; and*
3. *the development should not result in over development in terms of scale and mass, car parking and remaining amenity area”.*

The proposed development would not be at variance with this policy. As per figure 1 above, the proposed works are reflective of how other properties in the vicinity have extended.

5.5 Policy ENV39 states:

"In order to protect and enhance the quality of the built environment, the Council will seek to ensure that all new developments, including alterations and extensions, changes of use and other operations, including highway improvements, are satisfactorily located and are of a high standard of design and layout. In determining applications for development the Council will consider the extent to which the proposal..."

1. *is compatible with the character of the surrounding area, would not prejudice the environment of the occupiers of adjacent property, or adversely affect the street scene by reason of its (a) scale, (b) massing, (c) height, (d) layout, (e) elevational treatment, (f) materials and/or (g) intensity of development;*
2. *is appropriately landscaped, including the retention of appropriate trees and shrubs and the incorporation of public art where relevant;*
3. *has any unreasonable effect on the surrounding area by reason of noise and any emissions to land, air, or water, and is not, by reason of its location, itself adversely affected by such conditions as may already be in existence within the neighbourhood;*
4. *makes adequate provision for vehicle parking in accordance with the Council's vehicle parking standards;*
5. *takes due account of the need to deter crime, both against individuals and against public or private property whilst maintaining an attractive environment; and*
6. *takes into consideration important local and strategic views, particularly where the proposed development is one which significantly exceeds the height of its surroundings or is located on a prominent skyline ridge."*

With regards the above matters, the proposed extensions are modest in scale and have been reduced substantially in scale from an earlier proposal.

Local Plan Preparation Consultation Paper (2019)

5.6 We have reviewed this Consultation Paper and there do not appear to be provisions that would resist extensions of the nature proposed.

6.0 RESIDENTIAL AMENITY AND TRAFFIC / TRANSPORT

6.1 It is not considered there would be any adverse impacts to residential amenity for neighbours of the property.

6.2 It is not considered there would be any adverse traffic / parking impacts. The site is well provided for in terms of public and accessibility.

7.0 CONCLUSION

7.1 The application site is within a built up and wider mixed use area of Bexley, and within walking distance of day-to-day facilities, services, employment and amenities. The site is accessible and sustainable in terms of access and transport.

7.2 The proposed use would enhance the variety of residential accommodation in the area.

7.3 The proposed development is considered to be in compliance with NPPF policies, as well as Bexley Core Strategy, Bexley UDP and the Bexley Local Plan Preparation Consultation Paper (2019).

7.4 The current proposed works are a substantial reduction in scale from that submitted under application Ref. No. 20/03367/FUL and are considered to address the reasons for refusal in this earlier application.