

PLANNING STATEMENT

SUPPORTING A FULL PLANNING APPLICATION

FOR

THE CONSTRUCTION OF A PAIR OF
2BEDROOM SEMI DETACHED HOUSES

AT

60 CALDY ROAD
BELVEDERE
DA17 6JS

Project:	60 Caldly Road Belvedere DA176JS
Client:	Allied Ventures Property Assets Ltd
Document:	Design & Access Statement
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Planning	01/04/2020

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1.0 Description of the development proposals

The planning application is for permission to construct a pair of two bedroom semi detached house. Further details of the proposals are given in the accompanying Design and Access Statement and drawings.

2.0 The site and surroundings

The site relating to this report is as mentioned before is located at 60 Caldly Road Belvedere. The entrance shares a consistent building line with other properties along Caldly Road. At present the site is occupied by a traditionally built single storey detached bungalow.

The area is largely characterised by a mix of single, one and two storey residential units of various ages with various finishes such as brick work, rendered, slate, and roof tiles. Some of these houses are in terrace blocks, while some are semi detached houses and there are also a few detached bungalows.

3.0 Relevant Planning Policies

The following policies at both national and local level, are considered to be appropriate in assessing the proposals:

National Planning Policy Framework (2019)

Paragraph 14 – LPA to seek opportunities to meet development needs of their area

Paragraph 17 – 12 Core Planning Strategies

Section 6 – Housing

Section 7 – Design

Local Plan

Bexley Local Plan Saved Policies 2007 Policies H3, H6, H7, T6, T17 and ENV39

Bexley Core Strategy Policies CS01, CS03, CS06, CS09 and CS10

Design for Living – Bexley’s Residential Design Guide (SPG)

Sustainable Design and Construction Guidance

The London Plan

3.3 Increasing Housing Supply

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Developments

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7.4 Local Character

7.5 Public Realm

7.6 Architecture

8.3 Community Infrastructure Levy

The Local Plan

The main focus of the current National Planning Policy Framework is to optimize sustainable development through targeting brownfield sites across the country. These are sites that exist in already developed areas and the idea is to develop or redevelop them in a way that does not have a harmful or negative impact on the surrounding areas where they are found. To be able to achieve this there is the need to put together schemes that are of high quality in design.

The policies of the local plan that are applicable to this application are as follows:

Policy H3 Talks about compatibility of the development with the local area in terms of layout, scale, massing and facade treatment. Spaces around buildings and hard and soft landscaping and plot separations should also be compatible with the local area. The immediate vicinity of the application site is mainly made up of a mix of single, two and three storey residential dwellings and the proposal reflects this. The use of materials scale and massing fully respect the surrounding area.

Policy H6 Talks about provision of adequate amenity space for new developments this we have done by providing rear garden spaces to each of the new housing units.

Policy H7 Talks about providing a reasonable degree of privacy and outlook for space within and outside dwellings. The orientation of the new houses is consistent with the arrangement and layout of the existing houses along Caldly road which have windows to habitable room facing the North and South. This reduces the chances of any form of overlooking from the new houses we propose.

Policy T6 Talks about Increase in traffic resulting from new developments. The proposal will not in anyway cause a major or significant increase to the traffic on Carldy road.

Policy T17 Talks about parking and this has been taken into consideration by the provision of off street parking for each of the new units.

Core Strategy Policy CS01: Achieving Sustainable Development: The policy explains the need to respond to local context in a forward thinking manner as well as maximizing the effective and efficient use of natural resources. This will be put into proper consideration during at the detailed design and constructions stages of the development.

Core Policy CS09 – Using Bexley’s Resources Sustainably. The key aspect of this policy is to utilise the existing infrastructure wherever possible. This has been factored into the design and the site being Brownfield makes achieving this relatively easier.

Core Policy CS10 – Housing Need: The policy Identifies the need for all units to be compliant with Lifetime Homes criteria. This will be designed into the scheme in accordance with the London Plan

Design for Living – Bexley’s Residential Design Guide (SPG) The Design for Living SPG is broken down into a number of sections. Those that are relevant to the proposals are as follows:

- Connecting Places
- Respecting the Environment
- Good Design and Innovation
- Private Environment
- Safe Environment
- Features and Details
- Entrances and Windows
- Materials

All of these have been taken into account in the process of coming up with the scheme that we propose for this application.

4.0 Other Material Considerations

The DCLG’s National Described Space Standards (March 2015) have been used as the basis for the design and layout of the proposed new residential units. The proposals are largely able to comply with the spatial and general recommendations of the standards.

5.0 Consultation with the Local Authority.

Pre planning advice was sought in April 2020 and a telephone conversation was held with Neil Luxton around then

The issues raised and the advice received has played a significant part in putting together and finalising the detailed proposals which form the basis of this application.

6.0 Final Statement.

The applicant believes that the proposal meets all the requirements and recommendations of the local and national planning policies. It is also believed that the proposal is a much better use of the land and will make a positive contribution to providing the much needed family housing requirements within the borough.