

**PLANNING STATEMENT**  
**FOR**  
**SINGLE STOREY SIDE EXTENSION**  
**TO PROVIDE**  
**ANCILLARY LIVING ACCOMMODATION**  
**AT**  
**60 AVONDALE ROAD, WELLING, DA16 1NQ**



*Figure 1: 60 Avondale Road frontage*

## **INTRODUCTION**

This statement has been prepared in accordance with the requirements of section 42 of the Town and Country Planning and Compulsory Purchase Act 2004 and the guidance set out in Circular 01/2006. Paragraph 77 of Circular 01/2006 states Design and Access Statements should be concise and their length and context should be directly proportional to the scale and complexity of the proposal. This Design and Access Statement seeks to explain;

- (a) the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

## **BACKGROUND**

This applicant is seeking to provide an extension to the side of the property to form ancillary living accommodation for an elderly parent.

### The Proposal

The applicant is seeking planning permission for a single storied side extension which is intended to form a granny annex for their *elderly parent* with the following layout:

Living Room and a Bedroom with Wet Room facility.

The existing property will continue to be used as a family dwelling by the applicant.

### Planning Policies

Development Plan London Plan (2021):

- Policy GG1: Building strong and inclusive communities
- Policy D1: London's form, character and capacity for growth
- Policy D4: Delivering good design
- Policy D5: Inclusive design

Core Strategy (2012):

- CS01: Achieving Sustainable Development

Unitary Development Plan (2004) (saved policies):

- ENV39: Quality of the Built Environment
- H9: Extensions and Alterations Design and Development Control Guideline 2

Supplementary Planning Documents (SPDs):

- 'Bexley's Environmental Sustainability Strategy' Adopted February 2011

This seeks to promote a high level of protection of the environment to enable it to contribute to the achievement of sustainable development. New developments will have ensured the most efficient use of land whilst preserving or enhancing the best aspects of Bexley's suburban character and contributed fully to the provision of new facilities and services where appropriate and viable.

- 'Design for living: Bexley's residential design guide' (adopted)

This seeks to promote the delivery of high-quality neighbourhoods within Bexley and seeks to provide practical advice about preparing a design statement as part of a planning application, and on the appearance of buildings, their style and construction materials. The publication also addresses key design principles that affect a resident's day-to-day experience of the places where they will live and take opportunities available for improving the character and quality of an area.'

- 'Sustainable design and construction guide SPD' (adopted 29 October 2007)

This highlights the importance of design and construction in creating a more environmentally friendly and sustainable development.

National Planning Policy Framework (NPPF) (revised 2019):

For a household extension in the urban area the following policies are considered relevant;

- Paragraph 124 which sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- Paragraph 127 is clear that decisions should ensure that development add to the overall quality of the area, are visually acceptable, sympathetic to local character, maintain a strong sense of place and maintain a high standard of amenity for existing and future users.

## **ASSESSMENT OF PROPOSED EXTENSION**

### **1. USE**

The application premises consists of a two-storey dwelling-house and the proposal seeks to demonstrate that the amount of development needed is the minimum required for feasibility purposes. No important features would be removed or harmed by the proposed development.

### **2. ACCESS**

An improved gated pedestrian access would be provided at the front to serve both the extension and the existing dwelling. All other existing access arrangements would remain unaltered.

### **3. AMOUNT**

The proposal would result in a limited amount of additional floorspace being created. The impact of the proposed works has been kept to a minimum. The proposal extension works would not visually dominate and would be in keeping in the locality.

### **4. LAYOUT**

The submitted application plans illustrate the proposed extension and layout have been designed to be sympathetic to the character of the existing house. The proposed layout involves minimal changes to the existing building whilst improving its surrounding area. The works and alterations will not affect the existing internal layout.

## 5. SCALE

The proposal respects the scale and proportion of the existing property and its setting. The proposed alterations have been designed to respect the scale and character of the area. The proposed extension is of an appropriate size and depth which readily allows it to be sympathetic to the existing dwelling and the surrounding locality. The proposed development for the premises is not intrusive and the principle of this type of development should not be considered as being inappropriate.

## 6. APPEARANCE

The proposed extension would be at a proportionate scale, width and height in relation to the existing and adjoining development. The proposal would not overly dominate or subsume the appearance of the adjacent premises. The design, appearance and height of the proposed works and architectural details take the surrounding architecture into account.

The impact of the proposed extensions has been kept to a minimum and the proposal does not introduce an alien or incongruous image in the locality, therefore the character of the locality would not be harmed. The proposed extension has been designed to have a minimal impact on the visual amenities of the area and to respect its surrounding context.

As highlighted by the precedent images within this document, there are a number of nearby properties situated on the corner of two streets in the local vicinity which feature a combination of masonry screen walls structures, plus single-storey and two-storey extensions abutting a side boundary.

## 7. LANDSCAPING

This matter is not considered to be relevant to this application.

## **CONCLUSION OF PLANNING STATEMENT**

- The proposed extension would be subordinate to the existing dwelling and its siting, design and external appearance would respect the character of the existing dwelling.
- Proposed extension has been designed to avoid unacceptable loss of sunlight, ventilation and daylight to the existing house or adversely affect their privacy.
- With regard to its effect on the street scene, the side extension would have a pitched roof to match the existing dwelling and existing sight lines would not be obscured.
- The design of extension is such that the extension would be an additional volume subordinate to the existing building. The doors and windows of the extension repeat the proportions, design, alignment and materials of the openings in the existing dwelling. Guttering on the extension would be fixed in such a manner that it would not over-hang the boundary.

- As the extension is being constructed close to the boundary no windows are proposed along that Elsa Road elevation – as per the existing brick shed which is in a poor state of repair and to be removed. Light is provided by a rooflight and rear facing window.
- The roof lines of the extension would be parallel to those of the existing building and eaves lines follow through on the pattern of the main roof and have the same angle of pitch.
- The external materials of the extension would be in harmony with the materials of the existing dwelling and character of the area. The design of the extension respects the style of the existing dwelling.

This Statement is reflective of the proposed works. The plans for consideration with this application need to be finely balanced with the general planning maxim that each proposal needs to be treated on its own individual merits. The proposal would not result in any demonstrable harm to merit the withholding of planning permission. This statement recognizes that the proposed extension has been carefully planned and designed to offer additional architectural merit to the existing property and locality.

The proposed development would not have an unacceptable impact on the character of the locality, and it is a neighbourly form of development. The design is fit for purpose, efficient, coherent, flexible, a sustainable form of development which is responsive to its context. The proposal is modest in scale. The proposal complies with the guidance and objectives of the National Planning Policy Framework, and the saved policies of the Local Plan.

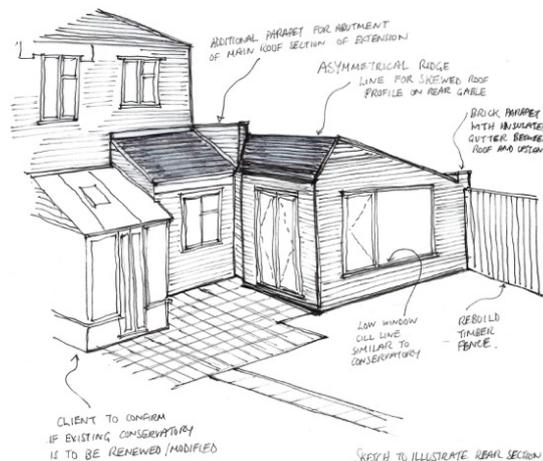


Figure 2: Scheme Development Sketch



Figure 3: Side elevation of property (from Elsa Rd) with dilapidated brick shed to be removed



Figure 4: Brick screen walls to side boundaries of 133 & 135 Elsa Rd



Figure 5: Side extensions and masonry screen wall abutting boundary at 134 Belvedere Rd



Figure 6: Nearby property with single-storey side extension abutting boundary



Figure 7: Nearby property with single-storey side extension abutting boundary



Figure 8: Single-storey extension abutting side boundary at 148 Church Rd



Figure 9: Two-storey extension abutting side boundary at 156 Woolwich Rd



Figure 10: Nearby property with two-storey side extension abutting boundary



Figure 11: Two-storey extension and screen wall abutting side boundary at 168 Church Rd