

For and on behalf of
**Harish Hirani, Amarbai
Hirani, Bharat Hirani,
Dinesh Hirani**

Design and Access Statement

To support Householder Planning Permission for an infill extension consisting of a Single Storey Rear Extension, with a maximum height of 3 metres at eaves and maximum height of 3.22 metres at highest point, including the insertion of 2No. rooflights; a First-Floor Side Extension, keeping the original roof structure; a dormer extension at the rear and the insertion of 3No. rooflights in the front elevation and related internal alterations at 176 Bellegrove Road, DA16 3RD



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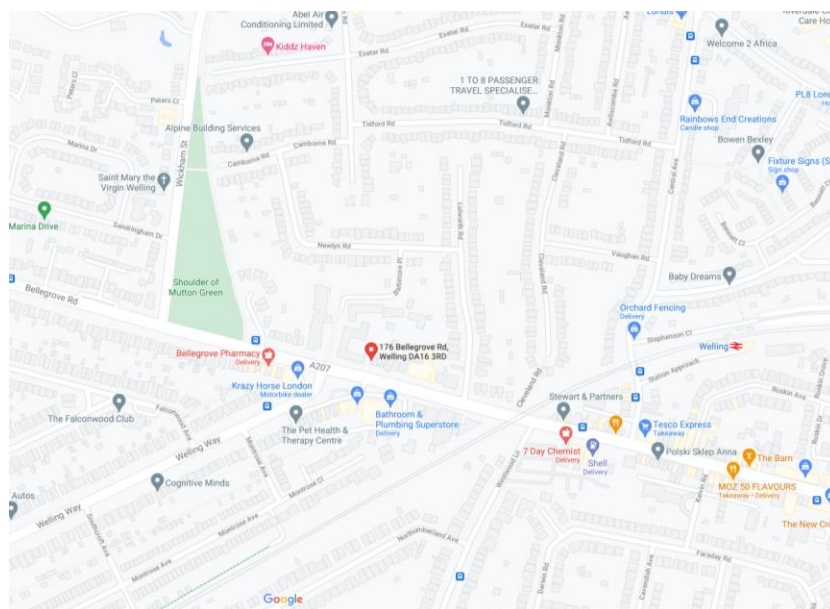
1.0 Introduction

- 1.1 Saloria Architects has been engaged by the applicants, Harish Hirani, Amarbai Hirani, Bharat Hirani, Dinesh Hirani to prepare the following Design and Access Statement to accompany a Householder Planning Permission for the construction of an infill extension consisting of a Single Storey Rear Extension, with a maximum height of 3 metres at eaves and maximum height of 3.22 metres at highest point, including the insertion of 2No. rooflights; a First-Floor Side Extension, keeping the original roof structure; a dormer extension at the rear and the insertion of 3No. rooflights in the front elevation and related internal alterations at 176 Bellegrove Road, DA16 3RD.
- 1.2 The proposal has been designed in accordance with the following design standards and guidance:
- London Plan 2021
 - Bexley Council Draft Local Plan (May 2021)
 - Bexley Unitary Development Plan (UDP) (April 2004)
- 1.3 This Design and Access Statement should be read in conjunction with the planning application drawings and the following supporting information:
- Planning Application Form, Drawings and Fee
- 1.4 This Statement is provided to show the analysis of the urban fabric and audit of the proposal against the Local Authority's guidance so as to ensure that the outlook, the assets and the amenity of the area is preserved as a result of the proposal.

2.0 Site and Surrounding Context

- 2.1 The subject property falls within Welling which is part of the London Borough of Bexley.
- 2.2 The property is well-connected to public transport and has a Public Transport Accessibility Level (PTAL) of 4 (good).
- 2.3 The site is around 445m away from the Welling Train Station and 137m from the nearest bus stop. It is also around 55m from the nearest local shops.
- 2.4 The property is located in area with parking restriction having a single yellow line restrictions from 8am to 6:30pm Monday to Saturday. There is a Controlled Parking Zone (CPZ) across the road some 100m away from the site. There is public pay and display car parking within 50m of the site.

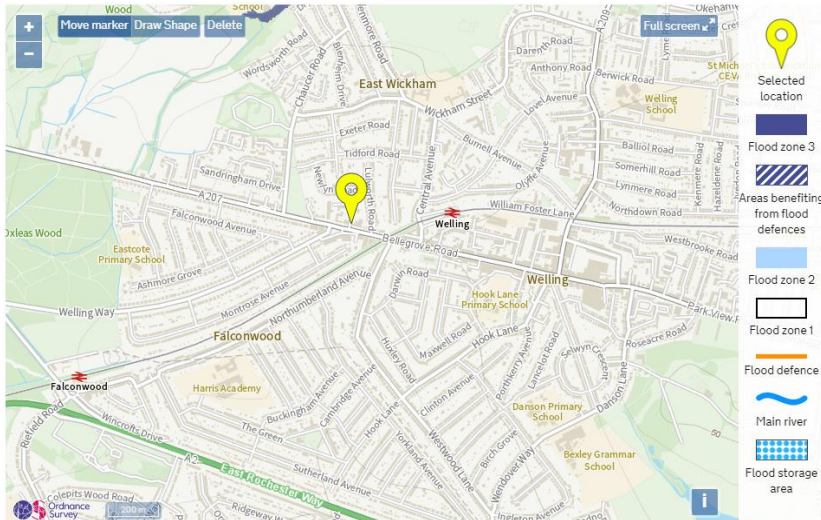
2.5 The site is also around 160m away from the Shoulder of Mutton Green to the west.



location of 176
Bellegrave Road,
DA16 3RD

- 2.6 The site is situated in an area comprised of mainly two storey semi-detached houses and flats with a front and rear garden, and some have loft conversions.
- 2.7 The property is not located in a Conservation Area and is not a Listed Building.
- 2.8 The site area is approximately 742m² and has an existing residential footprint of 163m².
- 2.9 176 Bellegrave Road is a semi-detached property and is accessed directly from Bellegrave Road. The principal elevation of the existing building is orientated towards the northwest.
- 2.10 There is 1 mature tree on the site and 1 mature tree located close to the boundary, on land belonging to 174 Bellegrave Road. None of these trees are protected by a Tree Protection Order.
- 2.11 The site has a great exposure to daylight and sunlight, on both front and rear, with no major adjacent development having an impact on this. The rear of the site is well lit by the sun and the proposal aims to make use of this by bringing the sunlight into the living spaces with the insertion of rooflights and the enlargement of the rear dormer.
- 2.12 Furthermore, the proposal will not have any major impact on the daylight and sunlight condition of neighbouring buildings since the scheme is for a rear single storey extension that will not extend beyond the neighbours' existing rear extension, at 174 Bellegrave Road, and a first-floor side extension, at the left hand-side which will not be higher than the existing height of the current property.

- 2.13 The nearest neighbours are located at 174 Bellegrave Road, DA16 3RD and 4 Baltimore Place, DA16 3LW. The proposal has been considered in terms of mitigating the effects of development against overlooking and the preservation of the neighbours' outlook and amenity.
- 2.14 The proposed site is located in Flood Zone 1. Therefore, flooding from rivers and the sea is unlikely.



Flood Zone Map for 176 Bellegrave, DA16 3RD



Front Elevation of 176 Bellegrave Road, DA16 3RD



Rear Elevation of 176
Bellegrove Road, DA16
3RD



Street View to the east of 176
Bellegrove Road, DA16
3RD



Street View to the west of 176
Bellegrove Road, DA16
3RD

3.0 Relevant Planning History

3.1 The following section provides a summary of the planning history relevant to the site. Consideration has also been given to relevant planning control within the immediate area.

3.2 There is no planning history available pertaining directly to the site.

3.3 The following planning applications for similar works have been identified as evidence of similar works occurring in the surrounding area:

	Validation Date	Title	Decision
21/00829/FUL 64 Royal Oak Road Bexleyheath Kent DA6 7HG	15 Mar 2021	Two storey side extension, single storey rear extension and alterations to roofline incorporating a rear dormer and two rooflights in the front roofslope to provide rooms in the roofspace.	Granted with Conditions 12 May 2021
20/03024/FUL 56 Barnehurst Road Bexleyheath Kent DA7 6EZ	23 Nov 2020	Two storey side and single storey rear extension	Granted with Conditions 15 Jan 2021
19/01146/FUL 254 Bellegrove Road Welling Kent DA16 3RT	10 Jun 2019	Part one/part two rear extension. Two storey front extension and formation of canopy to front entrance. Detached outbuilding in rear garden.	Granted with Conditions 05 Sep 2019
19/02556/FUL 254 Bellegrove Road Welling Kent DA16 3RT	26 Nov 2019	Part one/part two rear extension. Two storey front extension and formation of canopy to front entrance. Detached outbuilding in rear garden and rear canopy (Revision to approved planning application 19/01146/FUL, currently under construction).	Granted with Conditions
18/01621/FUL 84 Merewood Road Bexleyheath Kent DA7 6PQ	27 Jul 2018	Single storey rear extension, alterations to roof line including hip to gable end and formation of rooms in roof space incorporating a rear dormer extension with three roof light windows to front roof slope. Replacement of window with door to side elevation.	Granted with Conditions 18 Sep 2018
18/01619/FUL 86 Barnehurst	26 Jul 2018	Single storey rear extension and formation of rooms in roof space	Granted with Conditions

Avenue Bexleyheath Kent DA7 6QB		incorporating a rear dormer extension with three roof light windows to front roof slope.	20 Sep 2018
18/02468/FUL 266 Bellegrove Road Welling Kent DA16 3RT	27 Sep 2018	Single storey rear extension, conversion of garage into habitable room and rear dormer extension to create rooms in roof space.	Granted with Conditions 22 Nov 2018
16/03069/FUL 300 Bellegrove Road Welling Kent DA16 3RW	23 Jan 2017	Single storey front, two storey side and single storey rear extension to dwelling and formation of rooms in roofspace incorporating a rear dormer window and rooflights to side and front roofslopes	Granted with Conditions 14 Mar 2017
04/05815/FUL 39 Dorset Avenue Welling Kent DA16 2PX	22 Feb 2005	Two storey side extension and dormer extension to rear to provide rooms in roof space.	Granted with Conditions 15 Apr 2005
03/01882/FUL 271 Brampton Road Bexleyheath Kent DA7 5QR	19 May 2003	Two storey side extension and dormer extension to rear to accommodate room in roof space.	Granted with Conditions 14 Jul 2003
03/00581/FUL 52 Shinglewell Road Erith Kent DA8 1NE	10 Mar 2003	Two storey side extension and dormer extension to provide room in roof space.	Granted with Conditions 02 May 2003
87/00281/FUL 4 Danson Mead Welling Kent DA16 1RU	27 Mar 1987	Single storey front extension, single storey rear extension and two storey side extension	Granted with Conditions 20 Aug 1987
86/00331/FUL 32 Farnham Road Welling Kent DA16 1LQ	05 Mar 1986	Single storey rear extension and two storey side extension including front porch	Granted with Conditions 09 May 1986
85/01568/FUL 26 Balliol Road Welling Kent DA16 1PG	30 Oct 1985	Single storey rear extension and two storey side extension incorporating domestic garage and porch	Granted with Conditions 13 Dec 1985

4.0 Application Proposal

4.1 The proposal seeks to build an infill extension consisting of a Single Storey Rear Extension, with a maximum height of 3 metres at eaves and maximum height of 3.22 metres at highest point, including the insertion of 2No. rooflights; a First-Floor Side Extension, keeping the original roof structure; a dormer extension at the rear and the insertion of 3No. rooflights in the front elevation and related internal alterations. The proposed development is for the benefit of the applicant's own accommodation.

The intention is to promote high quality design, whilst maximising the development and residential potential. The proposal aims to adopt all the relevant planning policies and provide an excellent opportunity to improve the outlook of the surrounding area.

4.2 The only access to the dwelling is from Bellegrove Road. The access to the rear garden is through the entrance hall, passing by the living room and then by the kitchen/dining room.

4.3 The front façade will keep the existing garage's roof feature and it will extend to the left on the first-floor level. Additionally, the front façade will also include 3 new rooflights at the loft level. Rooflights that can be added normally under permitted development.

4.4 The rear façade will have a single storey rear extension 4.0m from the rear wall of the existing rear extension, being on the same line as the neighbour's existing rear extension, at 174 Bellegrove Road. Furthermore, the dormer has a gap between the boundary with the neighbouring property at No.174 of 600mm. It also has a set-back of 650mm from the eaves of the original roof and 500mm set-back from the existing rear wall at first floor.

4.5 On the ground floor, there are two spacious bedrooms/study rooms, one facing the front of the house, with windows that occupies most of the room's façade, the other with an outlook to the rear garden with glazed bifold doors giving access to the garden. The living room, kitchen and dining room are all included in an open plan space, with a clear distinction between the living room and the kitchen/dining room areas. The kitchen/dining room are lit up by 2 rooflights, allowing for a bright and airy space, and it also contains two glazed bifold doors leading to the rear garden. The ground floor also includes a guest bathroom, a utility room, a storage and a pantry, with stairs leading to the basement and to the first floor.

4.6 At the first floor, there are 3 bedrooms, each with an en-suite bathroom. Two bedrooms with an outlook to the rear, one of each contains a walk-in closet leading to the en-suite, the other room has an outlook to the front of the house, and it also contains a walk-in closet leading to the en-suite. At the same floor, there is also a family room at the front of the house and a staircase leading to the loft.

4.7 The first floor which originally has a change of level, is proposed to have all the floor raised up to the same level. This will consequently increase the roof height at the first-floor side extension, making the connection of hipped to gable roof.

4.8 At the loft, most of the living floor comprises of the bedroom area, which includes the extended dormer window facing the rear, and two rooflights at the front elevation. The

loft will also be extended to the left, making room for an en-suite and walk-in-closet with a rooflight.

- 4.9 The proposal provides a ceiling height of 2.91m on the ground floor main house space and of 2.52m on the ground floor proposed rear extension, 2.72m on the first floor and 2.5m for 75% of the floor area of the loft conversion. This exceeds the requirement of 2.5m given in The London Plan, Policy D6.
- 4.10 In terms of scale and massing, the proposed scheme has been considered in relation to Bexley UPD, Policy H9 and the Design and Development Control guidelines, point 2.3.2(1). On the proposed single storey rear extension, the maximum eaves height is 3.0m, the guidelines advise on a maximum of 3.1m. It is proposed a flat roof to avoid any prejudice to the neighbours' amenities and existing rear extension. The depth of the extension from the existing rear extension is 4.0m and it does not extend beyond the neighbours' rear extension. The first-floor extension and rear extensions are designed to be sub-ordinant to the original house, maintain the original features of the dwelling.
- 4.11 In terms of scale and massing, the proposed scheme has been considered in relation to Bexley UPD, Policy H9 and the Design and Development Control guidelines, point 2.3.3(2). The proposed first floor side extension has a set-back from the front elevation original wall of 1.0m and a lower ridge line, respecting the roof plane of the original house, meaning that the proposal is subsidiary to the scale of the existing building.
- 4.12 The design and layout of the development ensures sufficient privacy for both users and neighbours. The positioning of habitable room windows to the property would not result in any direct overlooking towards neighbouring habitable room windows or amenity spaces, in accordance with Bexley UPD, Policy H7.
- 4.13 In line with Bexley UPD Design and Development Control guidelines, point 2.2.3(2), the windows at the proposed left hand-side elevation are both obscured and non-openable glazed windows to avoid any privacy and/or overlooking issues.
- 4.14 At its smallest point, the depth of the back garden is 34.97m. It is considered that this distance means that the development will not appear overbearing to rear neighbours.
- 4.15 Given the proposal's massing, any negative impact on the neighbours' sunlight and daylight has been mitigated. The proposal has been assessed according to the guidance given in Bexley UPD, Policy H9.2 and in the Design and Development Control guidelines, point 2.2.4, and has been demonstrated to comply with that guidance.
- 4.16 The layout and glazing arrangement of the proposal is limited by the existing Northwest orientation; however, it has been designed to maximise solar gain to habitable rooms. The openable windows will allow a high quality of ventilation and pleasant variations of light throughout the day.
- 4.17 It is intended that the extension proposals reference the existing character of the area as it is designed with details and materials to complement the surrounding buildings. All exposed parts will be specified to match the existing building. The proposed design will also retain the existing garage roof's feature. This complies with Bexley UPD Design and Development Control guidelines, point 2.2.9.

- 4.18 The new windows of the external elevations match the proportions, design and alignment of the existing building, complying with Bexley UPD Design and Development Control guidelines, point 2.2.7(1). They provide views of the rear garden at the back and views of the street at the front.
- 4.19 The roof extensions do not exceed the ridge height of the existing building and has a set-back of 1.0m from the front elevation original wall, complying with Bexley UPD Design and Development Control guidelines, point 2.3.1.
- 4.20 The existing front garden is block-paved, with some overgrown vegetation and the rear garden is overgrown with vegetation. There will be no changes to the gardens at the moment.
- 4.21 At the front of the property the boundary is marked with a low masonry wall with a metal railing and to the rear the property is enclosed with close-boarded timber. It is proposed to retain the existing boundary treatment in order to maintain the appearance of the property with regard to the amenity of the neighbours and the character of the area.
- 4.22 The development will result in no net increase in runoff as the proposed extension will be built over an area which is currently paved.
- 4.23 The proposal will not result in a net increase in the volume of refuse and recycling storage generated by the development.
- 4.24 These will be stored at the side of the property where they will have minimal impact on visual amenity and will be brought to the kerb on collection days.
- 4.25 The property has several large windows facing the main road and the garden and it is considered that the natural surveillance provided by the property is improved by the proposal. Access to the rear garden is proposed via the ground floor plan.
- 4.26 The proposal has been designed according to the requirements of Part M of the Building Regulations and the takes account of the guidance for accessible and adaptable dwellings. The ground floor flat has been designed to be a 'visitable dwelling' according to M4(1). This complies with Bexley UPD Design and Development Control guidelines, point 2.2.6.
- 4.27 The proposal will convert the existing garage into a habitable space, but this will not affect the existence of off-street parking spaces for this property.

5.0 Conclusions

- 5.1 This application proposes to build a single storey rear extension, a first-floor side extension, a dormer extension, roof extensions keeping the roof of the main building, the insertion of 5No. rooflights and associated internal alterations.
- 5.2 The proposal has been developed to minimise impact on the original building and neighbouring existing buildings, as well as neighbours' amenity spaces.
- 5.3 This proposal reflects the current and future needs of the local area in Southeast London as Bexley Council will seek to meet the Mayor's 10-year housing target for Bexley of 6,850 new homes, in accordance with Bexley Draft Local Plan SP2 and the London Plan 2021, Table 4.1. The existing building at the moment is not in use as it requires works, therefore this proposal seeks to improve and enhance the existing dwelling, by adding further floor living areas and associated internal alterations.
- 5.4 The design and layout of the housing development ensures a good standard of privacy for its residents. The positioning of habitable room windows to the property would not result in any direct overlooking towards neighbouring habitable room windows or amenity spaces.
- 5.5 The design proposal is for a single storey rear extension of 4.0m from the existing rear extension wall, including a new flat roof with eaves height of 3.0m and maximum height of 3.22m and the insertion of 2No. rooflights. A first-floor side extension of 4.511m with a gable roof extension at the front and 2 hipped roof extensions at the back, a dormer extension and the insertion of 3No. rooflights in the front elevation. The retention of the gable roof feature of the existing garage in the front elevation.
- 5.6 The proposal will not result in an increase in demand for on-street parking.
- 5.7 We believe that the scheme proposed strikes the right balance between minor intrusive works and the wider benefit of ensuring better use, which justifies the works that are necessary. The proposal is intended to be a sensitive addition to the local area, and it is considered that this statement and supporting information justifies the proposal which preserves and enhances the existing building. The proposal is a balance between the benefit it provides with the impact (none or negligible) and it strikes this balance in planning terms.

Annex 1



Boundary, at the front, with 4
Baltimore Place (left
hand-side), DA16 3RD



Boundary, at the front,
with 174 Bellegrove
(right hand-side), DA16
3RD



Boundary, at the rear,
with 174 Bellegrove
Road (right hand-side),
DA16 3RD



Boundary, at the rear
on the right hand-side,
DA16 3RD

Annex 2



Dormer at 8 Lulworth
Road, Welling DA16
3LQ