PLANNING STATEMENT

SITE ADDRESS:
1 SANDCLIFF ROAD DARTFORD DA8 1 NY

PROPOSAL DESCRIPTION:
 Conversion of a residential dwelling house (Class C3) to a House of Multiple Occupation (HMO) (Class C4) for up to 5 person

PLANNING & DESIGN STATEMENT:
The application site is a terraced building. The proposal is for conversion of a residential dwelling house (Class C3) to a house of multiple occupation (HMO) (CLASS C4).

The area is characterised by two storey terraced residential properties. The existing property is not listed. The site is not located within a conservation area.

The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.
The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

As conversion of a residential dwelling house (Class C3) to a house of multiple occupation (Class C4) (HMO) is now an on-going pattern of construction. It is pertinent to mention here that due to its unique location at terrace, proposed development will not spread any obtrusive effect and will form sympathetic to the design and character of the existing building.

IMPACT UPON NEIGHBOURING AMENITY:
The proposal has been drawn considering the effects/elements on neighbour's residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as all windows are opening to rear on its property.

QUALITY OF ACCOMMODATION:
The proposal will provide an additional space to residential in terms of extra bedrooms and shower.

ASSESSMENT AND EVALUATION:
The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.