



DESIGN & ACCESS STATEMENT

Site Address: Land at 3 Greenhill Road, Otford, Kent. TN14 5RR

Proposal: Proposed demolition of the existing house, and the erection of two detached dwellings and associated external landscaping works.

Project: Land at 3 Greenhill Road, Otford, Kent. TN14 5RR

Client: Art of Living

Document: Design and Access Statement

Reference: 21013-P-900-DAS

Issue

Date

Status

-

September 2021

For Planning Submission

CONTENTS

1.0	Introduction	Page	3
2.0	Area Assessment	Page	4
3.0	Relevant Planning History	Page	6
4.0	Proposal	Page	6
4.1	Use		
4.2	Amount		
4.2	Layout		
4.3	Scale		
4.4	Landscaping		
4.5	Appearance		
4.7	Access		
5.0	Policy Framework	Page	9
6.0	Assessment	Page	9
7.0	Summary	Page	10
8.0	Appendix	Page	11

1.0 Introduction

This statement has been compiled in support of the proposed demolition of the existing house and the erection of two detached dwellings with associated external landscaping works at 3 Greenhill Road, Otford.

This document should be read in conjunction with the associated planning drawings and consultant reports as part of this submission.



Fig 1 Location plan showing site boundary in red

2.0 Area Assessment

The site is located on the southern side of Greenhill Road, close to the western end of the lane which is close to the junction with the A225.

The application site is bounded to all side and rear boundaries with neighbouring properties. Beyond these and to south lie areas of further residential dwellings

The local area shows signs of various developments, extensions and alterations to properties along the street and surrounding area.



Fig 2 Aerial photograph showing the application site (Bing Maps)



Fig 3 View of the front of the existing dwelling

The site is generally bounded by a combination of fencing, post and wire fencing and mature, well-maintained trees and hedges. This includes the front the site, which is lined with a dense hedge.

The property is set back from the front boundary of the site, beyond the uneven established building line of the private road. The frontage of the plot is made up of a large garden area and a driveway.

The plot is an open area land, with the property also benefiting from a generous rear garden with some outbuildings, scattered of trees to the site edges and a modest change in level across the site.



Fig 3 View looking towards the rear of the existing property



Fig 4 Aerial view looking east at the regular urban pattern of development on the road (Bing)

3.0 Relevant Planning History

No planning history relevant to this application exists for the property.

4.0 Proposal

4.1 Use

The proposals seek to add to the housing stock within the district through the introduction of a new family dwelling to the site, with the existing bungalow also proposed to be demolished and replaced with a new family home.

Materials and detailing will be of a quality palette, consisting of brickwork, render and clay and slate roof tiles, in keeping with the varied local materials.

4.2 Amount

Both dwellings are designed to be set out on the plot side by side with a 6m separation between the garage of plot 2 and the existing gable wall of no. 5 adjacent.

The proposed houses are designed to have 6m separation between two houses, which will then provide a distance of 18.3m from the gable of plot 1 to the existing Streathfield dwelling to the west

Plot 1 is positioned some 16m back from the road and Plot 2 is set by 14m back from Greenhill Road.



Fig 5 Proposed block plan

4.3 Layout

As noted above, the proposed layout of the development will provide for two detached dwellings, both with attached garages.

The two dwellings would be served by individual driveways located at the southern boundary of the site. Plot 2 is proposed to be accessed from the existing driveway which is to be widened.

Both properties would be provided with parking for a minimum of three vehicles, and both would benefit from electric vehicle charge points and secure cycle storage facilities within their respective private external amenity areas.

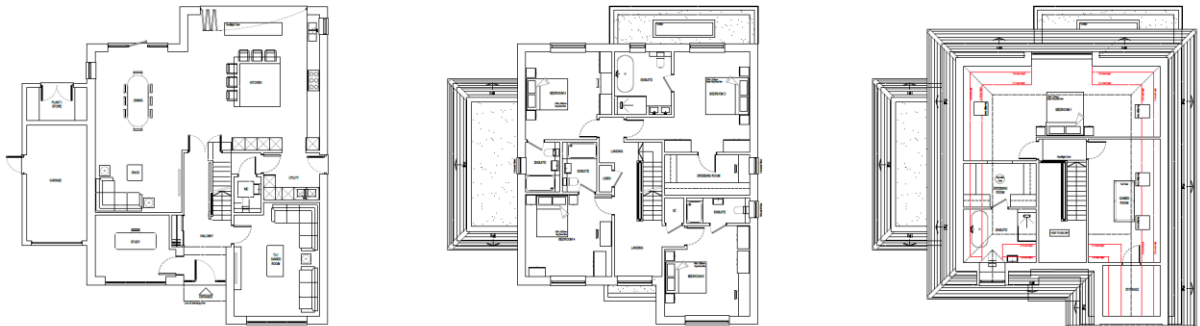
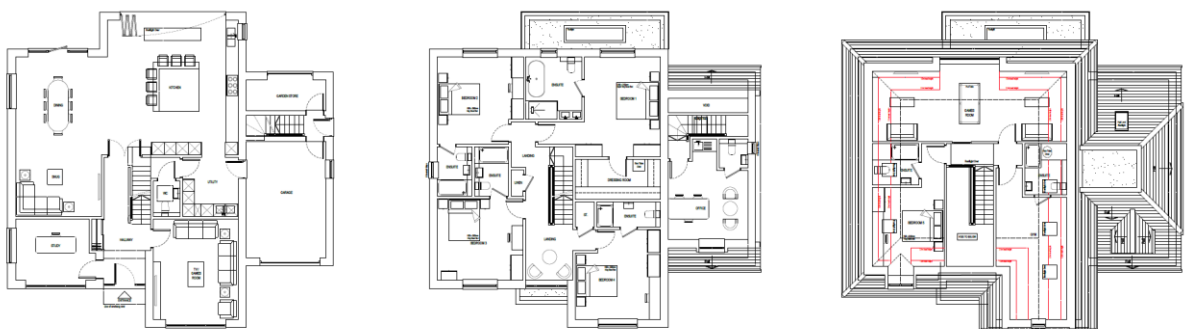


Fig 6 Proposed Plot 1 floor plans

The layout of Plot 1 is such that the dwelling would benefit from a central hallway and staircase leading to the master bedroom located within the loft level. The house is proposed to have a single storey garage and store attached the left-hand side gable.

Fig 7 Proposed Plot 2 floor plans



The layout of Plot 2 is similar in arrangement, but specifically designed for the Client's use. An attached garage and store is attached to the right hand side with an integral office above.

4.4 Scale

The scale of the development will respect that of the existing development the surrounds the site.



Fig 8 Street scene showing Plot 1 in the context of adjoining properties

Plot 2 is proposed to have a detached garden room located within the rear garden, which is west facing allowing the client to have enjoyment of the evening sun/

4.5 Landscaping

The site levels are designed to allow for the floor levels of the two plots to be cut into the plot, which assists with the massing between the proposed houses and the adjacent plots.

4.6 Appearance

All proposed materials are noted in the planning application and details are noted on the individual layout plans.

In principle, the materials and detailing used will be of a quality finish and will add to the existing varied character of the area.

The proposed materials will vary between plots to further variation of style with high quality materials that are prevalent in the area.



Fig 9 Proposed front elevations

4.7 Access

Thresholds will be levelled to allow access for all.

5.0 Policy Framework

Refer to the Planning Statement from Willow Planning

6.0 Assessment

Principle of the Development

The provision of an additional dwelling to the site will contribute to the District's housing need, which would have social and economic benefits.

The site lies within a predominantly residential area and currently comprises an existing dwelling set on a large plot.

In addition, the scheme comprises sustainable development and, having regard to the NPPF, there is a presumption in favour of the proposal.

The principle of the redevelopment of the site is therefore one that the Council can support.

The Potential Impact on the Character and Appearance of the Area

The development would increase the amount of built form on the site and works associated with increasing the number of dwellings on the site. However, this will have a low impact on the landscape character of the area.

The scale and massing of the two units will be wholly appropriate, with Plot 1 and 2 being similar in scale to the recent new build house at no. 7a Greenhill Road, which has been implemented.

The layout of the development will respect the prevailing character and appearance of the area, which the dwellings designed to be set back from the road

The topography of the site and the area will also be respected with both dwellings being set within the levels of the site.

Materials and detailing of the proposed dwellings will complement the existing character and appearance of the area, which comprises of domestic houses with properties of varying character.

The implementation of a strengthened landscape scheme and new screening will assist in softening the appearance of the development within the site and the surrounding area.

The proposed development will therefore preserve the character and appearance of the area and as such the proposal is in compliance with the NPPF.

The Potential Impact on Residential Amenity

The development has been designed to ensure that the amenities of those who occupy adjacent and nearby dwellings will be wholly preserved and that the amenity enjoyed by the occupiers of the new dwellings will be wholly appropriate.

The proposed development will not result in excessive noise, odour, air pollution or activity to the occupiers of the neighbouring properties. This is because the site is already used for residential purposes and the addition of one more dwelling will not significantly alter the existing situation.

Window openings along the gable elevations of both plots on the upper floors are designed to house wet areas / bathrooms and will be obscure glazed to protect privacy and prevent overlooking. Roof lights to the loft rooms are designed to be 1.7m above the floor level.

The development will therefore preserve residential amenity for existing and future residents in accordance with the NPPF and the Development Plan.

Highways Safety and Parking Provision

The proposal comprises the retention of the existing vehicular access onto the highway and the provision of a new access to Plot 1.

Both houses are provided with a minimum of three parking spaces within the site and electric vehicle charge point to both driveways.

The provision of sufficient parking spaces for the two dwellings is also wholly acceptable since this meets the policy requirements and County parking standards.

The development will therefore preserve highways safety and parking provision will be acceptable in compliance with the NPPF and the Development Plan.

7.0 Summary

The proposed development is in accordance with national and local planning policy.

The application proposal represents a high-quality development to an existing residential property.

The proposed development has been carefully considered to ensure that it respects the character and appearance of the locality.

It will also ensure that existing and future residents have adequate levels of amenity and that the development does not cause any harm to the amenities currently enjoyed by the occupiers of neighbouring properties.

Highways safety will be preserved, and parking provision is at an appropriate level.

The Local Planning Authority is therefore respectfully requested to grant planning permission for the development proposed.

8.0 Appendix

List of submitted drawings and documents:

- 21013-E-100 LOCATION PLAN
- 21013-E-200 EXISTING SITE LAYOUT
- 21013-P-200 PROPOSED SITE LAYOUT
- 21013-P-201 PROPOSED ROOF PLAN
- 21013-P-301 PROPOSED PLOT 1 LAYOUTS AND MATERIALS SELECTION
- 21013-P-302 PROPOSED PLOT 2 LAYOUTS AND MATERIALS SELECTION
- 21013-P-400 PROPOSED OUTBUILDING
- 21013-P-500 PROPOSED DETAILS
- 21013-P-800 PROPOSED ELEVATION
- 21013-P-900-DAS DESIGN & ACCESS STATEMENT

- RS-1928-02-MBS EXISTING FLOOR PLANS RIGOUR SURVEYS
- RS-1928-03-MBS EXISTING ELEVATIONS RIGOUR SURVEYS

- TREE SURVEY BRINDLE GREEN

- PLANNING STATEMENT WILLOW PLANNING