

EASY FORWARD PLANNING

# Design & Access Statement

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**110 Longlands Park Crescent  
Kent  
DA15 7NQ**

**Eralp Semi  
July/2021**

This statement is submitted in support of a full planning application for the Erection of a 3 Bedroom Dwelling.

## **Introduction**

This statement should be read alongside the submitted floor plans, site layout plan and location plan.

The application site is an end of terrace property located on Longlands Park Crescent, Kent. The existing property is semi detached 3 bedroom corner property over 2 storeys, with a large rear/side garden. The existing property has a front drive which currently has space for 1 no of parking for car.

## **Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan:

*“If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

Relevant policies in the National Planning Policy Framework and the above documents are discussed below.

The Framework sets out the Government’s planning policies for England and how these are expected to be applied. At paragraph 14 it sets out a presumption in favour of sustainable development:

*“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”*

It states that for decision-taking, this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or its relevant policies are out-of-date, planning permission should be granted unless:

- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or
- Specific policies in the Framework indicate development should be restricted.

Paragraph 17 of the Framework identifies 12 core principles that should underpin plan-making and decision taking. The 3rd of these states that the planning system should proactively drive and support sustainable economic development to deliver, amongst other things, the homes that the country needs.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, his harm should be

weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 216 of the Framework advises that emerging plans may be taken into account in decision making, with weight to be given to such policies according to the stage of preparation of the plan; the extent of unresolved objections to it; and the degree of consistency of emerging policies with policies in the Framework.

### **The London Plan**

The London Plan provides strategic planning policies covering the whole of the London metropolitan area. The following policies in the London Plan are considered relevant to this application:

- Policy 2.13 – Opportunity Areas and Intensification Areas; and
- Policy 3.5 – Quality and Design of Housing Development.

Policy 2.13 states that within Opportunity Areas and Intensification Areas, which include LBL, development proposals should seek to optimise residential output and densities and contribute towards meeting minimum guidelines for housing.

Policy 3.5 requires the design of houses to incorporate adequately sized rooms and convenient and efficient room layout.

## Planning Considerations

The principle creating a new dwelling in a sustainable location is considered acceptable by the council's and London plan policies.

### General Standards for New Residential Development

- 1) New residential development will only be permitted if all of the following relevant criteria are met. All development must:
  - a. Be appropriately located, taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures;
  - b. Be of an appropriate scale, bulk and massing;
  - c. Preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance;
  - d. Meet or exceed minimum space standards in the London Plan and London Housing Design Guide;
  - e. Provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the London Housing Design Guide;
  - f. Meet Lifetime Homes Standards and, in line with local and Mayoral guidance relating to accessible housing, 10% of all units (of different sized homes) should be wheelchair accessible or easily adapted for wheelchair users<sup>(3)</sup>;
  - g. Provide high quality amenity space as part of the development in line with DMD 9 'Amenity Space';
  - h. Provide adequate access, parking and refuse storage which do not, by reason of design or form, adversely affect the quality of the street scene;
  - i. Ensure that hardstandings do not dominate the appearance of the street frontages or cause harm to the character or appearance of the property or street, and are permeable in line with DMD policies on Flood Risk;
  - j. Ensure that boundary treatments do not dominate or cause harm to the character or appearance of the property or street and maintain visibility splays. In the case of front boundary treatments, the height should not normally exceed 1m;

The proposed development has been designed to allow maximum natural light to each habitable room which is achieved by using full height windows. The height and footprint of the proposed dwelling has been kept to a minimum whilst achieving more than the minimum floor space required by London plan.

Internal layout has been designed with lifetime home standards such as;

- minimum clear opening width of doors
- living room and dining room is capable of having a clear turning circle of 1.5m
- entrance level living space
- all internal walls will be built in timber/steel partitions to allow adaptability in the future if needed

The proposed building will have 2 nos off street parking space to the front (1 space per dwelling). Each space will be accessed via its own vehicular access.

The proposed dwelling is for a 3 bed 4 people and the internal floor area proposed exceed the minimum requirement set out in London plan.

The garden space for the existing dwelling will be reduced due to the proposed development however even after the development the rear garden will measure at 56m<sup>2</sup>. The new dwelling will have a rear garden area of 50m<sup>2</sup>.

Proposed new dwelling exceed the minimum requirements for floor spaces set out in the London Plan. All rooms will have more than sufficient natural light and outlook.

The proposal will create much needed affordable housing unit in area where such dwellings are high in demand.

The proposed building will match the character and the style of the host building in order to continue the balance of the overall street scene.

Considering the Council's Adopted Unitary Development Plan (UDP), it is evident from the consideration of the relevant policies that the proposed development is in accordance with those policies. Housing Design – requires new residential development to achieve a high quality of housing design and environment. In considering proposals, the Council will take into account the key relationships between the character of the area, site location and public transport accessibility, car parking and density.

The privacy of the neighbouring dwellings would be respected while the dwellings would be built to Lifetime Home standards. The proposed development would be an appropriate addition to the street scene in these regards. It would maintain and reinforce the distinctiveness and local character of the area, in compliance with local and national policies.

In terms of sustainability the new unit will be energy efficient, the thermal elements will be constructed to a high standard in compliance with current building regulations standards. Therefore a low level fuel will be required to heat and sustain the new unit. This will ensure the carbon footprint is kept to a minimum.

- All new sanitary ware will be low flow to reduce water consumption.
- Energy efficient lighting will be introduced into the new unit.
- The contractor will segregate waste onsite for recycling.
- Throughout the construction of the development, local materials will be sourced where possible to ensure transportation and emissions are kept to a minimum.

## **Design Principle**

The development of the property should be in keeping with the style and character of the area.

The development should respect the amenity of neighbouring properties in terms of privacy, day lighting and disturbance due to noise from adjacent living areas.

The design of the proposed development should be in keeping with the general standard of the area in terms of design, amenity, layout, facilities and convenience.

### **Policy D5 (inclusive design) & D12 (fire safety – part A)**

The proposed development is not a 'Major development. The proposed dwelling will be 2 storeys and relevant fire regulation requirements for a new build of this type will be applied such as heat alarm in the kitchen, hard wired smoke alarms in hall ways, and emergency egress windows at ground and first floor levels. Emergency egress windows at first floor bedrooms and any inner rooms, fitted with hinges to allow minimum 450mm x 800mm clear opening (min. area 0.33m<sup>2</sup>). Cill height should not be greater than 1100mm from finished floor level.

Proposed materials of the extensions comply with building regulation standards and the extensions will be built using traditional materials such as masonry walls with 100mm cavity and internal walls will comply with separating wall requirements providing the necessary fire proofing. All existing floors will also be upgraded to meet separating floor standards as well as new floors.

The property is accessible by fire engine.

## **Summary And Conclusion**

This statement has demonstrated that the proposed conversion would comply with the policies in the Framework. In particular, the development would assist in boosting local housing. The proposed development will create much needed smaller residential dwelling in the area which will lower the stress on the existing housing demand.

Furthermore, the proposed development would not result in any harm to the significance of the property. The proposal would preserve the character of the street scene and would enhance the property.

It is considered that the proposed development will not adversely impact neighbouring amenity or the visual amenity of the host building. Nor is it considered to have a detrimental impact upon the character and appearance of the area. The proposed development will not cause disturbance to neighbouring properties nor to the host property.

Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and the presumption in favour of sustainable development at paragraph 14 of the Framework, it is respectfully requested that this application is approved without delay.



## Site Pictures



Photo showing existing front/side elevations



Photo showing existing rear elevation





Image showing the existing street scene, similar terrace arrangement with a newly built dwelling to the side of pair of semi properties originally built exist and sets a precedent