






# Planning Design and Access Statement

Land Adjacent  
12 Stuart Evans Close  
Welling  
DA16 1SH

On Behalf of

Mr T Elliott

 01689 836334  
 enquiries@replanning.co.uk  
 www.replanning.co.uk

**Robinson Escott Planning LLP,**  
Downe House, 303 High Street, Orpington, Kent BR6 0NN

**1. INTRODUCTION**

- 1.1. We have been instructed by Mr T Elliott to provide planning advice and prepare a Planning Design and Access statement to accompany an application for full planning permission for the erection of a new detached dwelling of three-bedroom, two storey design on land adjacent to the west of 12 Stuart Evans Close, Welling, DA16 1SH.
- 1.2. Prior to the preparation of the plans that accompany this submission, a site visit has been undertaken along with a review of all relevant planning policy considerations that are principally contained within The National Planning Policy Framework (2021), The London Plan (2021) The Bexley Core Strategy (Feb 2021), The Saved Policies of the Bexley Unitary Development Plan (Apr 2004) and the Council's Supplementary Planning Guidance entitled Design for Living which was adopted on 21 Jan 2006.
- 1.3. This statement sets out how the application complies to the terms of all relevant planning policy guidance and requests for full planning permission to be granted.

2. **THE APPLICATION SITE**

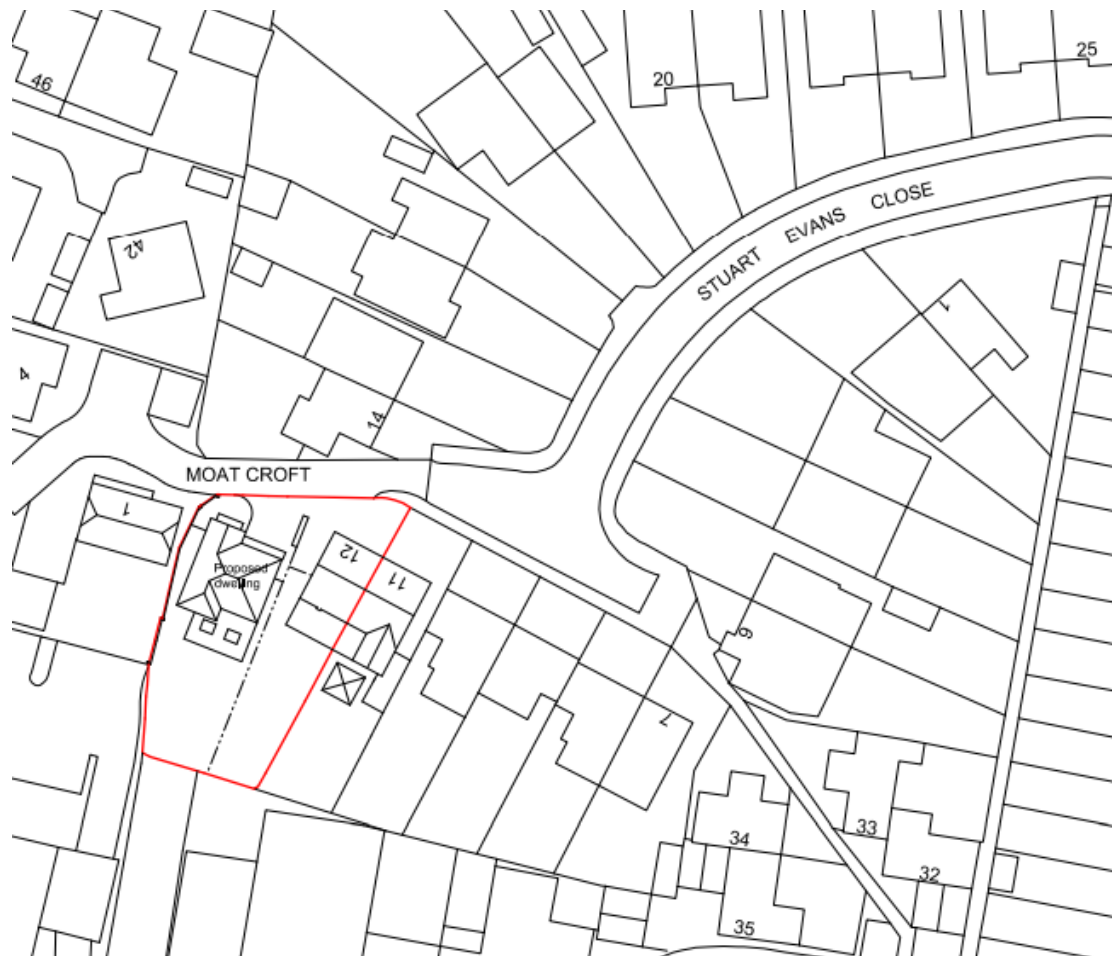
- 2.1. The application site comprises part of an existing substantial garden that serves No. 12 Stuart Evans Close which is a semi-detached property of two storey design linked to No. 11 Stuart Evans Close which adjoins No. 12 to the east.
- 2.2. No. 12 Stuart Evans Close is currently served by a flat roof garage which is linked to the western flank of the house. The garage would be demolished as part of the plans to redevelop the side garden to provide an additional dwelling. The house has been extended in the past through the introduction of a single storey rear extension that was approved in 1981 under Council reference 81/00318/FUL.



Photo of rear of 12 Stuart Evans Close showing single storey rear extension and rear facing first floor windows set in from flank of property

- 2.3. No 12 is positioned within a substantial plot which includes both a large rear and side garden. Given the existence of the large side garden, the site comprises the widest plot within Stuart Evans Close with other properties in the road positioned much closer together with modest side space gaps. The side

garden represents the only one of its kind in the immediate area and provides suitable gap to accommodate a new dwelling as proposed.



Extract from proposed site plan showing large plot size in terms of width and overall site area compared to surrounding properties.



Generous rear garden serving application site at present.

- 2.4. The 'plot' is positioned to the east of No. 1 Moat Croft which is a substantial detached dwelling of two storey design. The flank wall of No. 1 Moat Croft facing the site does not contain any windows.
- 2.5. Moat Croft comprises a more modern cul-de-sac development when compared to Stuart Evans Close with it containing three detached family dwellings of two storey design and a single detached bungalow that is served by a double garage of pitched roof design.
- 2.6. As can be seen from the photographs provided below, there are no windows within the flank wall of No. 1 Moat Croft that face the application site. Furthermore, there are no windows located on either flank wall of No. 14 Stuart Evans Close that look towards the front of the application site.



View of flank wall of 1 Moat Croft facing east towards application site



View from application site looking forward to flank walls of No. 14 Stuart Evans Close

- 2.7. The surrounding area mainly comprises semi detached and detached dwellings of two storey and single storey design and the cul-de-sacs are located within easy walking distance of Welling Town Centre. The site has a PTAL rating of 2 with it located in a sustainable position.

- 2.8. In terms of the Bexley Proposals Map, this defines this part of Welling as being in an Area of Archaeological Search and confirms that the site is within the limits to built development where there can be no objection in principle to the more efficient use of land to provide an additional source of housing.

**3. THE PROPOSAL**

- 3.1. The application seeks full planning permission to erect a two-storey dwelling of a traditional form of design on land adjacent to the west of 12 Stuart Evans Close.
- 3.2. The plans provided illustrate that the dwelling would be of three double bedroom design, having a total internal floor area of 160.64m<sup>2</sup>.
- 3.3. The dwelling would be of brickwork and render construction in order to appear consistent with properties in Stuart Evans Close and Moat Croft and the design would include a single storey rear projection to provide an open plan kitchen and breakfast and family area. This would be served by bi-fold doors leading into the properties own private garden. A similar single storey rear extension serves the adjacent property at No. 12 Stuart Evans Close at present.
- 3.4. The plans show that the proposal would involve the demolition of the existing linked garage from the doner property at No. 12 Stuart Evans Close and that both resultant properties would be served by their own generous gardens that would be in keeping with the size of other gardens that can be seen within the immediate area surrounding the site. At present, No. 12 is served by one of the most generous plot sizes within the close and is the largest in terms of its width making it the only property that could viably be subdivided in the manner as proposed.
- 3.5. The plans illustrate that two parking spaces would be provided to serve the new dwelling along an integral garage. Parking will also be provided for the existing house. In light of the slow vehicle speeds within Moat Croft, vehicles will be able to manoeuvre in front of the property and emerge onto Stuart Evans Close in a forward gear without causing harm to the pedestrian or highway safety.



#### **4. RELEVANT PLANNING POLICY CONSIDERATIONS**

4.1. Relevant planning policy to the determination of this application is contained within the National Planning Policy Framework (2021), The London Plan (2021), The Bexley Core Strategy (Feb 2021), The Saved Policies of the Bexley Unitary Development Plan (2004) and the Council's Supplementary Planning Guidance Document entitled Design for Living (2006). The Nationally Described Space Standards for new residential development has also been considered.

##### ***National Planning Policy Framework (2021)***

4.2. In light of the sites sustainable and accessible location on the edge of Welling town centre, the application seeks to make an efficient use of underused land to deliver a new home.

4.3. In this regard, the application accord with the thrust of the Framework which seeks to encourage both sustainable development and an increase in housing supply in locations such as this.

##### ***The London Plan (Mar 2021)***

4.4. The newly adopted London Plan includes policy GG2 which seeks for new development to make the best use of land particularly in sustainable locations and to encourage sustainable travel choices.

4.5. Chapter 4 refers to housing and confirms that housing delivery on all suitable sites should be encouraged. It also sets out for the London Borough of Bexley 10-year housing target will be 6850 new dwellings.

4.6. Policy H2 refers to small sites and encourages boroughs to proactively support well designed new homes on small sites below 0.25 hectares in size and also encourages the diversification, sources, locations, type, and mixture of housing supply.

4.7. In terms of design, policy D6 sets out the housing quality and standards that will be applied to all new homes. This specifies that all new bedrooms should be 7.5m<sup>2</sup> and all double bedrooms 11.5m<sup>2</sup> and confirms that for a three-bedroom 6 person dwelling a minimum floor area of 102m<sup>2</sup> should be

achieved. In this case, the overall dwelling size of 145.13m<sup>2</sup> would exceed the required standards and all bedrooms exceed 11.5m<sup>2</sup> as the annotated first floor plan confirms. This policy also seeks for all new dwellings to be afforded their own private amenity space and the rear garden proposed in this instance is of generous proportions.

### ***Bexley Core Strategy***

- 4.8. Policy CS01 reaffirms the thrust of the National Planning Policy Framework by seeking to encourage sustainable development across the borough.
- 4.9. For the Welling geographic region policy CS07 looks to focus housing and employment growth primarily in and around Welling town centre and looks to ensure that new development is sympathetic to local character through high quality and well-designed proposals.

### ***Bexley Unitary Development Plan (2004)***

- 4.10. The Unitary Development policies that are relevant to this proposal, seek to ensure good design has regard to the character and appearance of the surrounding area, the privacy and amenities of existing properties and also looks for new development to be of a high-quality providing amenity space (Policy H6).

### ***Bexley Design for Living SPD (2006)***

- 4.11. The most significant guidance within this document concerns the separation standards that need to be provided with surrounding properties by new residential development. This states that at least 22m should be provided between habitable room windows that face each other. In this case, the principal elevations of the new dwelling would not directly face any surrounding habitable windows.
- 4.12. The guidance also states that circa 16m should be achieved where habitable rooms face a flank wall. In this case, the living room that would be served by a generous bay window would not look directly towards a flank wall and only an ensuite bathroom would be located above this that would be of obscured glazed design. This is not a habitable room. The master bedroom on the front elevation that

would be positioned above the integral garage would be located approximately 15m away from the main flank wall of No. 14 Stuart Evans Close. This window would still enjoy an open aspect over the surrounding area. The flank wall of No. 14 would not therefore look unacceptably overbearing to the front elevation of the proposed dwelling or this window. To the rear, all habitable windows would enjoy an open aspect into the generous garden that is to be provided.

***Nationally Described Space Standards Document***

- 4.13. The Government's Nationally Described Space Standards Document is consistent with the London Plan internal standards this requires for a three-bedroom 6 person dwelling to be 102m<sup>2</sup> in size and the new dwelling would meet and exceed this requirement.

**5. PLANNING MERITS AND CONCLUSIONS**

- 5.1. The site is located within the limits to built development of Welling in a sustainable and accessible location where the Council’s Core Strategy policy CS07 seeks to encourage new residential development.
- 5.2. The provision of a new dwelling on the site accords with the thrust of National, London Plan and Development Plan policy with it making an efficient use of land in an urban area that would contribute to the availability of housing stock and the Council’s housing targets.
- 5.3. The Council will appreciate the plot serving No. 12 at present forms the widest plot within Stuart Evans Close and is arguably one of the largest plots within the Close. It is the only one capable of accommodating an additional dwelling such as that proposed.
- 5.4. The house has been designed in order to sit comfortably with both the donor property and the adjacent dwelling with space preserved between the neighbouring houses. This will ensure that the spatial standards and setting of both Moat Croft and Stuart Evans Close is not unacceptably harmed by the introduction of the additional house. The gaps preserved would accord with those which can be seen in the cul de sac. The manner in which the dwelling would sit comfortably with adjacent homes is illustrated by the street scene drawing provided with this statement as can be seen below:



- 5.5. It is important to ensure that any new dwelling in this location does not unacceptably harm the amenities and privacy of surrounding properties. The dwelling has therefore been designed to share a similar footprint and form with adjacent homes and also shares a similar building line.
- 5.6. The proposed block plan illustrates that the dwelling would be set away from its boundary with No. 1 Moat Croft and would not project unacceptably beyond the rear building line of this adjacent home. The rear projection would meet the tests of the 45 degree rule ensuring that the house does not result in an unacceptable overbearing impact or result in an unacceptable loss of daylight and sunlight to the adjacent house.
- 5.7. Similarly, the footprint of the proposed dwelling would sit comfortably with No. 12 Stuart Evans Close which is the donor property and would continue to be afforded its own generous rear garden. No. 12 has no habitable windows on its flank wall that would overlook the proposed house or be harmed through its introduction.
- 5.8. In terms of the relationship with No. 14 Stuart Evans Close to the north, the distance preserved with this property is acceptable and the design of the house incorporates an obscured glazed bathroom window in the front gable projection in order to ensure that no unacceptable overlooking to the rear garden to No. 14 occurs.
- 5.9. In terms of the quality of accommodation, the plans detail that the design complies with the terms of both the London Plan and the Nationally Described Space Standards Document. It would provide a high-quality family home within this part of the Borough. Furthermore, the proposal is of a high quality of design.
- 5.10. In relation to parking, the plans provided illustrate that two parking spaces could be provided in front of the dwelling or in front of the dwelling and within the integral garage to meet and exceed the Council's standards and parking would also be retained to serve No. 12 Stuart Evans Close.
- 5.11. If required, secure bin and cycle storage could be achieved on site and secured via planning condition.

5.12. Taking these material considerations into account, the application complies with the terms of all relevant planning policy considerations and it is therefore requested for full planning permission to be granted.