

## **Proposed new dwelling 40 Fen Grove, Blackfen, Sidcup DA15 8QN**

statement relating to a proposed dwelling design in Fen Grove Blackfen.

### **Location**

The existing Property is located on the corner of Fen road and Ronaldstone road in a central urban area of Blackfen. The proposed new dwelling is in the back garden and thus faces Ronaldstone road. The property faces east west with an east facing oversized garden with access at the end of the garden with access off Ronaldstone road Highway.

The local properties are mainly original bungalows which have received roof conversions over the years with mainly front or rear Dormers. The existing property no. 40 Fen Grove has had a conservatory on the rear and a double garage on the house side and thus extends the building line in Ronaldstone road.

The Adjacent properties in Ronaldstone road appear to be mainly bungalows on this side of the road with 2 storey houses opposite. Our proposal will blend in with these existing bungalows.

The property is also located well for public transport links to Bexleyheath and Eltham with shops close by. Falconwood station is a 15min walk.

### **The proposal**

The proposal is a new design to be min. distances from the adjacent boundaries and utilising the existing highway crossover by widening the existing driveway crossover. Which serves the rear gardens to Ronaldstone road.

Both vehicular and pedestrian access is from Ronaldstone road highway with existing crossover available to use via the attached rear driveway

We have taken account of the local properties and particular the adjacent properties in Ronaldstone road to minimise any visual encroachment. Whilst all local properties are pitched roof designs, we consider a similar proposal reflects more the modern design thinking and will attract a younger 21<sup>st</sup> century professional family. We are working on a min garden depth of 10m. both existing and proposed

The proposal reflects a growing family with 2 bedrooms based on the London mayoral floor area standards with the living area away from the boundaries to retain privacy with no first-floor access above the living area. The floor area is 68sq.m.

**We can achieve the same size structure as a garden room with max. height being 4m and being less than 50% of garden area**

We draw to your Attention the recent detached property approved in the rear garden of 49 Queenswood road where no account was taken on either garden size or building line and a further double garage has been granted

**Enaid Ltd**

**06/08/2021**