

Planning Statement and Design & Access Statement For  
136 London Road, TN13 2UR



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## PLANNING STATEMENT

### 1.0 Introduction and Site Description

The purpose of this document is to assemble essential information about the context and proposed development of the building to inform proposals for future alterations to the property in respect of Prior Approval Class MA Change of Use Application.

The unit fronts on to London Road, within the urban confines of Dunton Green village. No. 136 London Road is a standard construction brick-built end of terrace building which has 3 separate entrances from the street. It has a self-contained storage unit to the rear (east) with independent access from the street.

The application site is comprised of a vacant commercial unit with a shop front at ground floor level. The premises were previously occupied between 2009-2019 by a company known as 'SPV' which sold solar energy panels. The building has been vacant since January 2020.

Description of proposal Prior notification for a change of use from Office Use (Class E) to 2 dwelling houses (Class C3). This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (previously Class O).

## DESIGN AND ACCESS STATEMENT

### 2.0 Proposal

**Conversion from offices to 2 flats** - The proposal is to create 2 high quality flats, one on the ground floor and the other on the first floor. The flats will be light, spacious and fitted with modern kitchen and bathroom appliances. Each flat will have private parking and cycle storage facilities.

#### 2.1 Details of Natural Daylight

The proposed plans associated with this application show that the bedrooms and living room/kitchen areas as labelled on the plans will have access to natural light. All the habitable rooms which are shown on the plan are served by windows of sufficient size to allow enough daylight to the rooms. On this basis, the proposed layout of the scheme is considered to provide an acceptable standard of amenity for future occupiers.

#### 2.2 Number and Size of Units

2 new dwellings are to be created under this proposal.

The ground floor flat has 2 bedrooms and is 62 square metres. The National Space Standards minimum floor space for a 2-bedroom single storey flat is 61 sq. metres.

The first floor flat has one bedroom and is 51 sq metres. The National Space Standards minimum floor space for a 1-bedroom single storey flat is 50 sq. metres.

#### 2.3 Transport Impact

The large storage unit to the rear of the site is to be converted into a private car park and refuse and recycling storage bin facility. This will provide a private car parking space per dwellinghouse as required under O.2.(1)(a) of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The ground up to and inside the storage unit is

flat tarmac and level to the road. The proposal doesn't require a dropped kerb. The road is a single-track no through road without on street parking so access to the newly formed car park will not deny any current natural car parking provision on the road. As the road will only be used to access the 2 private car parking spaces by the residents of the dwellinghouses the traffic impact will be negligible and arguably less than when the premises was being used as offices by multiple staff coming and going.

There is currently no provision for parking associated with the office use for the building. Therefore the change of use providing 2 dedicated residential parking spaces represents at least a net parking space demand reduction of 2 vehicles as there were at least 2 vehicles attending the offices previously.

#### 2.4 Contamination Risks

The applicant confirms that the existing unit is to be converted at ground and first floor levels. No significant excavation works are proposed and there is no intention to create a basement level. As a consequence of this and when considering the former use of the building, it is considered that there is no risk of contamination on the site. Sevenoaks council consulted with the Environmental Health Team in January 2021 ref 20/03568/PAC, who raised no objection to the proposed change of use from a land contamination perspective.

#### 2.5 Flood Risk

In Jan 2021 Sevenoaks Council concluded (ref 20/03568/PAC) - The application site is not located within either flood zones 2 or 3 and it is located within an area which is at low risk from surface water flooding. Owing to the low risk of flooding to the properties in this location, the proposal is unlikely to have a significant or negative impact in this respect.

#### 2.6 Noise Impact

In Jan 2021 Sevenoaks Council concluded (ref 20/03568/PAC) - I have consulted with the Environmental Health Team, who have confirmed that they are satisfied with the conclusions set out in the assessment and they have raised no objection to the proposed change of use from the perspective of noise pollution. Although concerns have been raised in the representations received as to the potential for noise pollution to the surrounding residential units from the proposed flats, the legislation does not allow for this type of assessment as there is only a requirement to consider the impact of noise from existing commercial units on the future occupiers of the flats.

#### 2.7 Conservation Area Impact

The site is not in a Conservation Area.

#### 2.8 Article 4 Direction

The site is not subject to an Article 4 Direction

#### 2.9 Rights of Way

Right of way SR102 provides access to the Dunton Green Pavilion and Recreation Ground and runs to the side of the building between it and Glynn Davies Close.

Careful consideration has been given to the design of the parking plan to ensure pedestrian safety, and advice sought from KCC Rights of Way to ensure that the design complies with KCC 2m parking plays visibility requirements.