

Planning Statement



Planning Application
By
Mrs M Mamas
relating to
Rosewood Stables,
Stable Lane
DA5 2AW

☎ 01689 836334
✉ enquiries@replanning.co.uk
🌐 www.replanning.co.uk

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

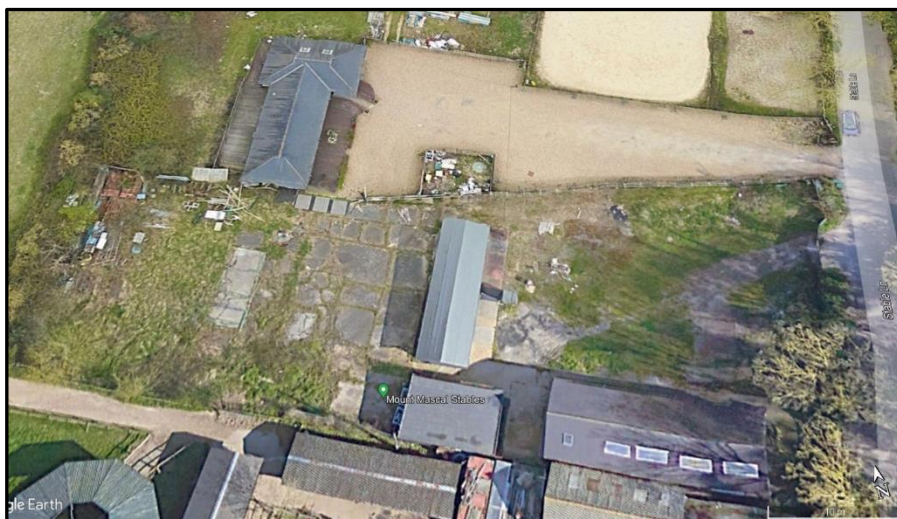
1. INTRODUCTION

- 1.1. We have been instructed by Mrs M Mamas to prepare and submit an application for full planning permission for the demolition of the existing buildings at Rosewood Stables, Stable Lane, Bexley. DA5 2AW and the erection of a pair of semi-detached bungalows.
- 1.2. The application has been prepared having regard to the site's location within the confines of the Green Belt and in conjunction with all relevant planning policy to the determination of this application that is contained within the National Planning Policy Framework (2021), the Bexley Core Strategy (2012), the Council's Supplementary Planning Guidance Document regarding the design of new buildings and the Nationally Described Space Standards Document concerning new housing development.
- 1.3. This statement is accompanied by detailed plans and elevations of the existing and proposed buildings that are provided by Crofton Design Services Ltd.
- 1.4. The site was surveyed by Hook Survey Partnership and the existing floor area, footprint, volume of buildings and hard standing were recorded. Crofton Designs have compared these with the total volume and footprint of proposed built form. The case has been prepared in order to demonstrate that substantial improvements in terms of footprint and volume that are proposed by this application. The site comprises previously developed land within the Green Belt (Brownfield Land/PDL), in accordance with the definition set out in Annex 2 of the NPPF.

2. **THE APPLICATION SITE**

- 2.1. The application site is a small collection of buildings with associated hard surfaced courtyard areas.
- 2.2. The application is part of a larger site owned by the applicant. To the front of the site is a refurbished barn and workshop. These are currently a B1 use.
- 2.3. The application site has been separated from the larger site and has its own access onto Stable Lane.

Aerial view of the site as existing



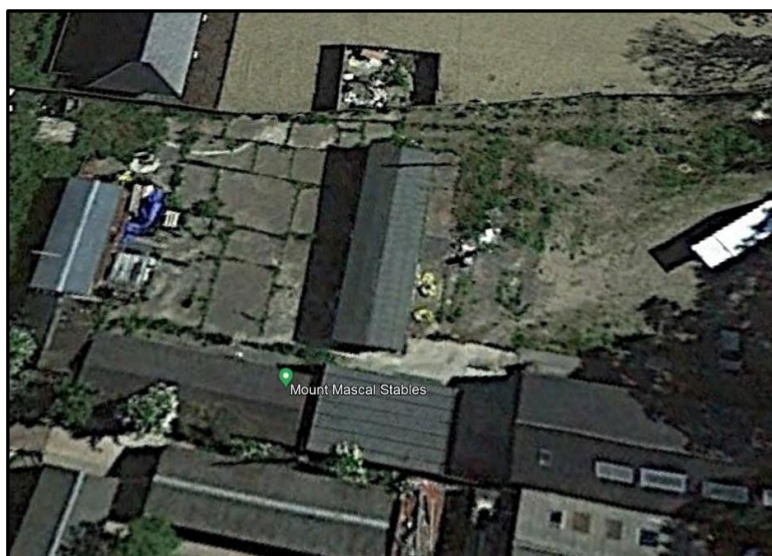
- 2.4. On the application site is a stable block, the front elevation faces towards the rear of the site.
- 2.5. Stable Lane runs south from Vicarage Road to the southeast of Bexley Village. The application site is located on the west side of Stable Lane. The road comprises a mix of uses including residential and equestrian.
- 2.6. To the south of the Foundry site is Mount Mascall Stables equestrian centre. To the east, on the opposite side of the lane is the newly developed Hurst grid substation.
- 2.7. The land is positioned within the confines of the Metropolitan Green Belt.

3. SITE HISTORY

- 3.1 The site has a long history of commercial usage. Certificates of Lawfulness were issued in August 2000 for parts of the site for general industrial purposes, Class B2 and the use of the open yard areas for ancillary purposes and partly for the sale of cleaning, valeting, repair and storage of motor vehicles.
- 3.2 In October 2003, planning permission was granted under planning reference 03/02395/FUL for the regularisation of the use of the whole site for either Class B1 or Class B2 use, with ancillary storage, to include the demolition of some buildings and replacement of buildings 5A, 6 and 9. The planning permission has been implemented through commencement of work on the restoration of the barn at the front of the site for B2 use. Unit 5/5A was proposed as B1 office use with ancillary storage. (**Appendix 1**)
- 3.3 In April 2007, planning permission was granted for the replacement/rebuilding of the existing stables and fodder store within the northern part of the former Rosewood Stables site for use for offices, under reference 06/06872/FUL, (**Appendix 2**) and the site of that application was subsequently severed from the southern part of the site compromising the remaining building. The planning permission was implemented, and the building is currently occupied by Persona Cosmetic Medicine.

- 3.4 In August 2012, planning permission was granted for the re-building and extension of Unit 5 and the change of use from office/storage to live/work unit. Under reference 12/00727/FUL. (**Appendix 3**) The permission was implemented through the building being demolished but the work was never completed. The permission remains extant.

The application site at the time of permission 12/00727



4. **THE PROPOSAL**

- 4.1. Planning permission is sought for the demolition of the remaining buildings on the site and the replacement with two single storey bungalows for residential use.
- 4.2. The two detached dwellings that are proposed have been designed so that their overall height is no greater than the stable building to be removed.
- 4.3. Unfortunately, the demolition of part of buildings 5 and 6 permitted by decision notice 12/00727/FUL affected the integrity of the remaining building and due to safety concerns the buildings had to be demolished.

- 4.4. At present there is a stable building on site and areas of hardstanding.

The existing stable block



- 4.5. The site survey included the floor area of buildings 5 and 6 using the figures in planning permission 12/00727.
- 4.6. Two detached dwellings are proposed effectively in the place of buildings 5 and 6 and the stable block.
- 4.7. The plans and information provided by Hook Surveys Ltd, and Crofton Design Services illustrates that the footprint of the built form will be reduced. The existing buildings to be demolished have a total footprint of **185.9m²** and the overall footprint of all buildings proposed will be **179.2m²** this represents a minor reduction of **6.7m²**
- 4.8. The plans would utilise the existing access onto Stable Lane and each dwelling would be served by its own residential curtilage. No high-level boundaries are to be introduced in order to preserve the setting and character of this part of the Green Belt.

The existing access on to the site



- 4.9. The plans illustrate that all bedrooms would accord with the Nationally Described Space Standards and the overall dwelling sizes would also accord with the required internal areas set out within this national guidance document.
- 4.10. Parking is to be provided in accordance with the Councils adopted standards in conjunction with secure cycle storage for both dwellings. In addition, secure refuse and recycling storage is to be provided for the proposed bungalows.
- 4.11. The dwellings have been designed to be of a traditional form and the modest height would ensure the character and appearance of this part of the Green Belt is adequately preserved.

5. **RELEVANT PLANNING POLICY CONSIDERATIONS**

- 5.1. Relevant planning policy that has been considered prior to the preparation of this formal application comprises that contained within the National Planning Policy Framework (2021) along with the London Plan and the Policies of the Bexley Core Strategy and the Council's Supplementary Planning Guidance concerning the design of new buildings.

NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 5.2. Section 13 of the Framework refers to the protection of Green Belt Land and the relevant paragraph to the determination of any application is paragraph 145 (g). This allows the partial or complete redevelopment of previously developed land, whether redundant or in continuing use. The existing equestrian buildings and the previously permitted live/work unit fall within the classification of previously developed land. This is detailed as follows in Annex 2:

***Previously Developed Land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.*

- 5.3. The Framework specifies that the redevelopment of previously developed sites within the Green Belt will be acceptable where proposals would:

- Not have a greater impact on the openness of the Green Belt than the existing development

Or

- Not cause substantial harm to the openness of the Green Belt, where the development would reuse previously developed land and contribute towards meeting an identified affordable housing need within the area of the Local Planning Authority.

THE LONDON PLAN (2021)

The relevant London Plan Policies are detailed below:

5.4. Policy G2 London's Green Belt

The Green Belt should be protected from inappropriate development:

- 1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist,
- 2) subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.

Exceptional circumstances are required to justify either the extension or redesignation of the Green Belt through the preparation or review of a Local Plan.

BEXLEY CORE STRATEGY (2012)

5.5. Policy CS01 is regarding sustainable development. It states that the Council aim to create a strong, sustainable, and cohesive community which provides people with a better quality of life. Developers are required to address the sustainable development principles that are set out in the policy.

5.6. In terms of development within the Green Belt, Policy ENV4 sets out criteria that proposals must comply with:

1. The proposed development should not detract from the function and appearance of the Green Belt
2. Any buildings or structures should be appropriate in bulk and appearance to the open nature of the Green Belt, and their materials should be sympathetic to the landscape
3. Wherever possible, new buildings should be carefully sited in relation to existing buildings on or near the site
4. The proposed development should retain sufficient space around the building, within the site, to maintain the contribution it makes to the character of the Green Belt by virtue of its open and spacious nature

5. A high standard of landscaping and design will be required, reflecting the character of the surrounding area
 6. Habitats and features of landscape or nature conservation importance will be protected.
- 5.7. Policy ENV5 states that the replacement of existing buildings in the Green Belt will be considered on their merits, but that the complete rebuilding of existing dwellings will only be acceptable if they do not exceed the size of the original dwelling.
- 5.8. Relevant housing policies are H3, H6 and H7, these policies deal with the design of new developments, layout, scale and massing should be in keeping with the local character and appearance with thought given to plot separations and landscaping. New developments should provide adequate amenity space and be designed to protect privacy and outlook.

Design for living - Bexley's residential design guide. Supplementary Planning Document.

- 5.9. The SPD identifies principles of good housing design and aims to help create buildings and spaces where people want to live. Chapters include appropriate densities, good design and amenity space.

6. PLANNING MERITS AND ASSESSMENT

- 6.1. This scheme proposes the erection of two detached dwellings on the site. The proposal has been designed to replace the existing stables and the live/work unit the subject of the extant permission 12/00727.
- 6.2. Planning permission was granted in 2012 under ref 12/00727 for the rebuilding and extension of unit 5 and change of use from office/storage to live/work unit. The existing unit was to be demolished and reconstructed with a small part of the building remaining. There was an extension to be added to this remaining part to form a overhang at the front of the building.
- 6.3. Unfortunately, the demolition works damaged the integrity of the remaining part of unit 5 and over a period of time the building became unsafe and unable to be saved.
- 6.4. This proposal, therefore, takes account the extant permission and bases the existing floor area on unit 5, as that permitted to be reconstructed by decision notice 12/0027.
- 6.5. The extant permission also provides an acceptance of the change of use for part of the site from B1/ E to residential C3.
- 6.6. The barn and workshop currently on the west of the site will be severed from the proposal site. The barn and workshop have their own access onto Stable Lane and will be entirely separate from the two new dwellings and their curtilage.

The existing access to the barn and workshop



- 6.7. In order to replace the existing buildings, the two dwellings are single storey and the height of the two bungalows would be no greater than the existing stable building. The dwellings are also to be sited in the approximate location of the buildings to be removed.
- 6.8. In terms of the overall footprint of built form, this would be **185.9m²** and this represents a reduction of **6.7m²** compared to the existing buildings to be demolished. The spread of the building will also be reduced when compared to the existing layout.
- 6.9. In relation to hard standing, the redevelopment proposals would simply use the existing access onto Stable Lane. The erection of the two dwellings will create a more open appearance as you enter the site rather than the back of the existing stable block.
- 6.10. The bungalows have been designed in accordance with the Council's design guidance.
- 6.11. The proposals would now have no greater impact than the existing development on the openness of the Green Belt and would in fact have a reduced impact compared to existing buildings to be removed.

- 6.12. The enclosure for the two houses is to be landscaped and landscaping is proposed for the boundaries. This will ensure that the openness and character of this part of the Green Belt is adequately preserved.
- 6.13. The properties have two parking spaces per dwelling to the front of the building in line with local standards.
- 6.14. The site lies in a sustainable location, a short walk from Bexley Village, with bus stops close to the junction of Stable Lane and Dartford Road (A2018), and which are around 600m to the north. Bexley Railway station is within a 1km of the site. Other local shops and local services are within walking distance, making this a sustainable location for the new homes.
- 6.15. The development is situated away from any surrounding residential property and the layout will ensure that no harm to the amenities and privacy of any surrounding property would be caused. In addition, the two dwellings to be created would be afforded an acceptable degree of outlook and the internal layout of both dwellings meets and exceeds the Nationally Described Space Standards Document.
- 6.16. There is a current prior approval application lodged with Bexley Council under ref 21/02796 for the change of use from Class E to Class C3 for the medical centre next door to Rosewood Stables. This was originally part of the site and was severed in 2007. If the application is permitted, then this will enhance the character of the area and provide the opportunity for this proposal to form a small residential enclave.
- 6.17. Taking these material considerations into account, the application comprises an appropriate form of development within the Green Belt and also complies with all other relevant planning policy considerations.
- 6.18. It is therefore requested for full planning permission to be granted.