

Planning Design & Access Statement

Application concerning

Land East of Pinewood
London Road
Swanley
Kent
BR8 7HA

By: Mr Tim Parker

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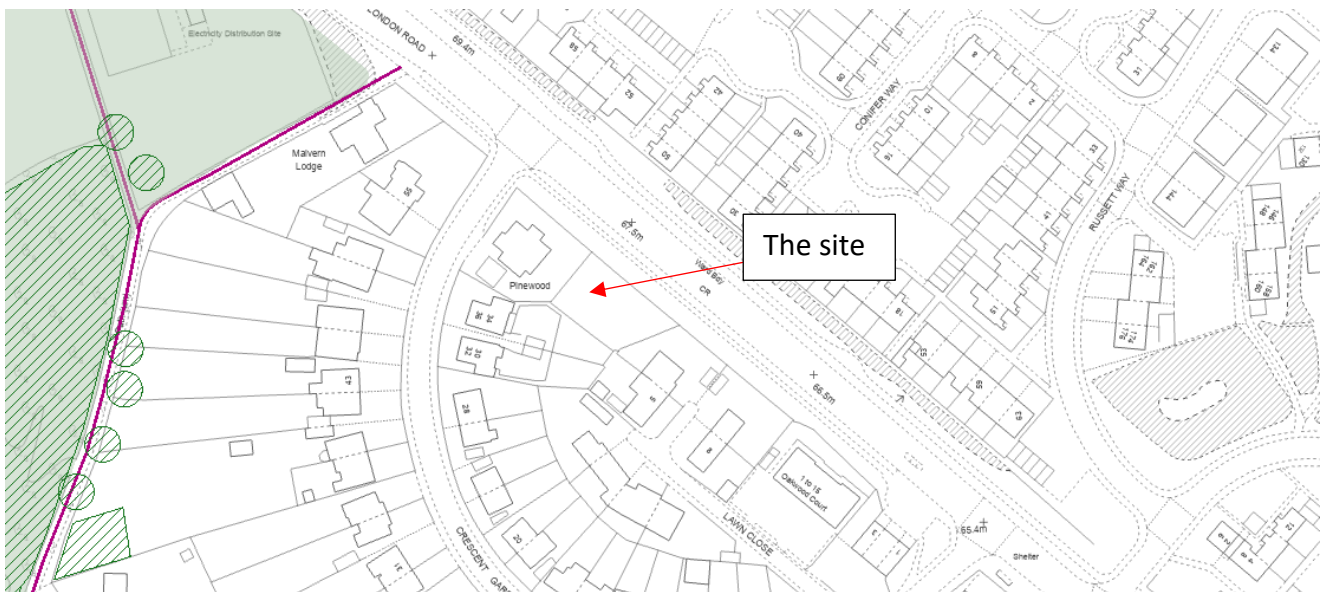
1. INTRODUCTION

- 1.1. We have instructed by Mr Tim Parker to prepare and submit a revised planning application for the erection of a single storey detached dwelling on land to the east of Pinewood, London Road, Swanley, Kent BR8 7HA.
- 1.2. The background to this matter is that an application for the erection of a single storey detached dwelling was submitted to Sevenoaks District Council on the 2nd of August 2021. This proposed a dwelling of identical design to that once again submitted. The application was assigned the reference number 21/02557/ FUL.
- 1.3. Whilst the Council raised no objection in principle to the erection of a dwelling on the land, the application received objections from both the Highways Authority and the Council's Tree Officer.
- 1.4. In relation to Trees, a holding objection was raised by the Council's Tree Officer taking into consideration that fact that no Tree Report had been submitted with the application. Assurance was required that the new dwelling could be introduced whilst preserving trees around the site particularly those along the street along an existing grass verge between the proposed dwelling and London Road.
- 1.5. In relation to Highways, an objection from the Highways Authority was raised with the application proposing to allocate a parking space within the curtilage of Pinewood, Crescent Gardens to serve the dwelling. The Highways Authority was concerned that the provision of a parking space on an adjacent road did not represent an acceptable allocation for the new dwelling. Concerns were also expressed that a Section 106 Agreement of planning condition would not guarantee that it would be designated to the said property. Concerns were also expressed that no refuse storage was shown.

- 1.6. As a result of these objections, the applicant was recommended to withdraw the application, which they did so on the 22nd of October 2021. Since the withdrawal of the application, the applicant has made contact with Robinson Escott Planning LLP. This revised application is therefore submitted with a detailed Planning Design and Access Statement outlining the case for permission. It is also accompanied by a comprehensive Arboricultural Report provided by Chartwell Tree Consultants in conjunction with a Highways Technical Note that includes the provision of a detailed Parking Stress Survey that follows the recognised Lambeth Methodology for such surveys.
- 1.7. The revised application does not propose to allocate a parking space within the curtilage of Pinewood with the development proposed to be car free. The Parking Stress Survey provided demonstrates that there is sufficient on street capacity on surrounding roads to accommodate any modest increase in demand in parking that the proposal would create. Furthermore, the detailed Tree Report confirms that subject to appropriate Planning Conditions, all important trees along the frontage of the site, adjacent to London Road can be preserved subject to suitable planning conditions.

2. THE APPLICATION SITE & SURROUNDING AREA

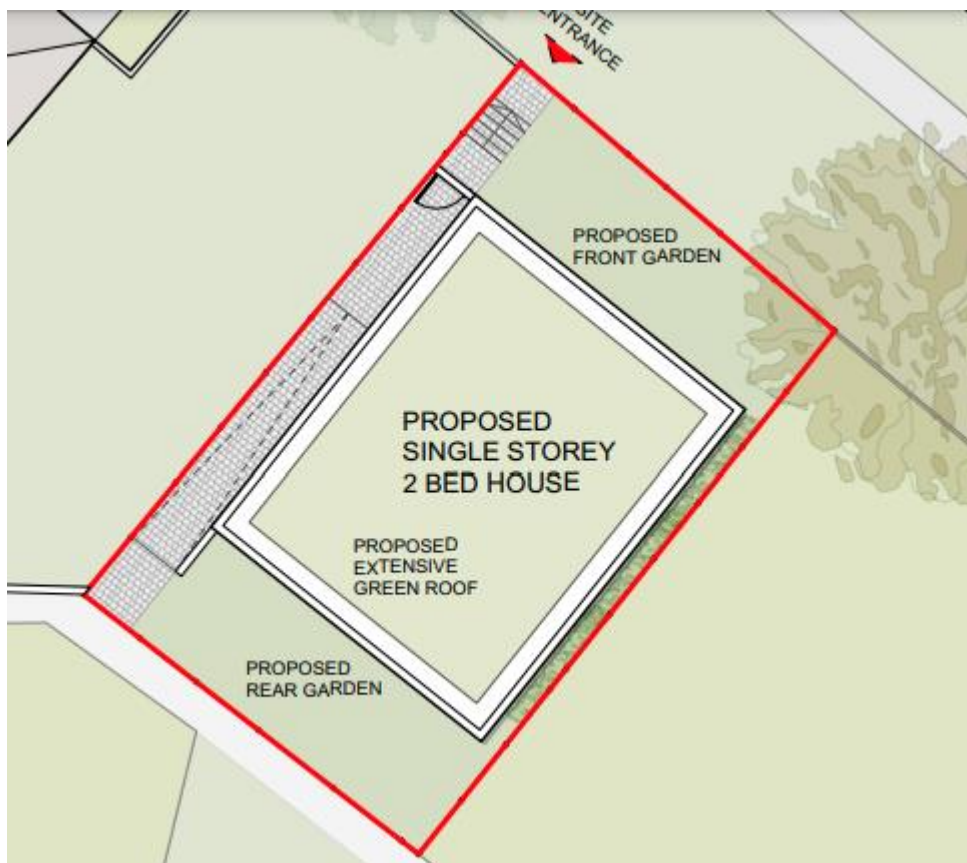
- 2.1. The application site comprises a broadly rectangular plot of land located on the southern side of London Road, within Swanley. The site lies to the southeast (rear) of a detached dwelling known as Pinewood which comprises the first dwelling within Crescent Gardens. It is located to the northwest of properties within Lawn Close.
- 2.2. This part of the London Road is located within the settlement confines of Swanley and there can therefore be no objection in principle to the efficient use of the land which is currently underused to provide an additional source of housing.



- 2.3. The plot is set back from London Road with a generous grass verge located between the proposed dwelling and the highway to the north. This includes several mature trees that must be preserved as part of any development proposals.
- 2.4. As confirmed within the introduction to this statement, an application for full planning permission for the erection of a detached dwelling of flat roof single storey design is identical to the plans herewith submitted was lodged with the Planning Authority in August of 2021

21/02557/ FUL. Whilst the Council raised no concerns around the principle of a new dwelling, the application was recommended to be withdrawn in light of objections raised by the Tree Officer and the Highways Authority.

- 2.5. The withdrawal of application 21/02557/ FUL followed the refusal of an earlier application in January of 2021 (20/03389/FUL) for a larger dwelling on the land. This earlier case proposed a house with a footprint that covered much of the plot and was judged to overwhelm it. Due to this permission was also refused due to concerns regarding the standard of accommodation and the poor level of outdoor amenity space and the proximity of proposed windows to boundaries as a result of the size of the proposed dwelling.



Large footprint of house proposed by application 20/03389/FUL

- 2.6. It was also refused due to concerns regarding parking provision. The Council noted that a space was shown to be provided on the driveway serving Pinewood. However, the Council formed

the view that the occupants of the new house would be more likely to park on the street in Crescent Garden and that no assurance had been provided that this would be acceptable (the application lacked the provision of a parking stress survey). The Council was however content that bin storage could be conditioned.

- 2.7. It is important to note that in making its decision, the Council accepted that the site could accommodate a dwelling, or an appropriate design as the below extract from the Officers delegated report confirms. A full copy of this report forms **APPENDIX 1** of this statement.

The proposals would provide for one new unit of accommodation in a sustainable location in Swanley. The provision of housing within the confines of Swanley is supported by policies LO1 and LO4 of the Core Strategy and the unit would contribute to the District's housing stock

which is welcome.

Therefore, as the site lies within the urban confines of Swanley, a sustainable location outside the Green Belt, it is considered that there may be potential to develop the site subject to preserving the character of the area and other material planning considerations as set out below.

Extract from Sevenoaks DC delegated report re: application 20/03389/FUL

3. THE PROPOSAL

- 3.1. As per application 21/02557/FUL, this revised application continues to propose the erection of a single storey detached dwelling of flat roof, two-bedroom design to be introduced on this rectangular plot of land on the southern side of London Road. The plans provided detail that the L-shaped designed dwelling would comprise an entrance leading into a utility room, a double bedroom, a single bedroom and an open plan kitchen dining and living area this would lead out onto a rear courtyard garden that would be of an appropriate size to serve the dwelling proposed.
- 3.2. The dwelling would have a total internal floor area of 74 square metres, that would meet and exceed the required standards for a two-bedroom three person dwelling house of single storey design as prescribed by the Nationally Described space standards document for a single storey 2-bedroom, 3-person dwelling (61 square metres).
- 3.3. Whilst the plans do not show the provision of bin and cycle storage, there is ample room within the rear garden for bin and cycle storage to be introduced and this can be secured via a suitable planning condition. There would also be space to the side of the house to enable bins to be dragged to the London Road frontage to be collected as required.
- 3.4. The application differs from that previously submitted in that no allocated parking space within the curtilage of Pinewood is proposed for the new dwelling, nor is any Section 106 agreement presented with this application.
- 3.5. The application is however submitted with a comprehensive Highways Technical Note by Motion Transport Consultants which incorporates the provision of a Parking Stress Survey that follows the Lambeth Methodology. The provision of this report and the Highways Note follows discussions with the Highways Authority who have accepted in principle, that the provision of a Parking Stress Survey could address previous concerns in relation to parking provision.

- 3.6. The survey confirms that adequate space exists on surrounding roads to accommodate any demand that might be created through the introduction of the new two-bedroom house in this location.
- 3.7. The application is also accompanied by a comprehensive Tree Report by Chartwell Tree Consultants.

4. RELEVANT PLANNING POLICY CONSIDERATIONS

- 4.1. Relevant planning policy to the determination of this application principally comprises those contained within the National Planning Policy Framework (2021), the Sevenoaks Core Strategy (2011) and the Sevenoaks Allocations and Development Management Plan (2015).

National Planning Policy Framework (2021)

- 4.2. The National Planning Policy Framework sets out the Governments sustainable goals for new development and the document encourages an increase in the supply of new homes across the country. It also seeks to make sure that new development makes an efficient use of land in sustainable and accessible locations. Section 5 of the Framework concerns the delivery of a sufficient supply of homes with paragraph 69 acknowledging that small sites can make an important contribution to meeting the housing requirements of an area and are often built out relatively quickly. This is of particular importance to the District Council at present given the current deficiency in relation to housing supply that has been recognised by the Local Planning Authority.

Sevenoaks Core Strategy (2011)

- 4.3. Policy L01 of the Core Strategy looks at the distribution and development and states that Swanley will be the secondary focus for new development with the emphasis on maintaining and enhancing its role in promoting regeneration to meet the needs of the local community.
- 4.4. Policy L04 focuses specifically on development within Swanley and states that provision will be made for approximately 660 new homes within Swanley between 2006 and 2026 throughout the town on a range of sites suitable for residential use within the urban area.

- 4.5. Policy SP1 concerns the design of new development and conservation and requires all new development to be of a high quality of design retaining important landscaping if possible.
- 4.6. Policy SP11 concerns biodiversity and seeks for biodiversity enhancements to be incorporated within new development to be secured via planning condition. The applicant would have no objection to a planning condition requiring biodiversity enhancements to be adopted on site as part of the proposed plans.

Sevenoaks Allocations and Development Management Plan (2015)

- 4.7. Policy EN1 focuses on the design principles that would be used to assess all applications. This requires for all development to be of a high quality providing a satisfactory means of access. It also seeks for new development to have regard to the character and appearance of the surrounding area and preserve and enhance landscaping wherever possible.
- 4.8. Policy EN2 focuses on amenity protection. This states that new development will be permitted provided it causes no harm to the privacy and amenities of surrounding properties and where it does not result in overlooking, overshadowing, loss of light or unacceptable noise and disturbance.
- 4.9. Policy T2 concerns vehicle parking and states that parking provision should be provided for new residential development but notwithstanding the normal guidance, the Council may depart from the established maximum or minimum standards in order to take account of specific local circumstances.

Nationally Described Space Standards (2014)

- 4.10. The Nationally Described Space Standards apply to all new residential development. This prescribes for two-bedroom three person dwellings with a minimum internal floor area of 61m² should be achieved. Furthermore, single bedrooms must be at least 7.5m² in size and double bedrooms are expected to be at least 11.5m². In this case, the proposed dwelling would meet and exceed these requirements and would accord with the standards document as a result.

5. PLANNING MERITS AND CONCLUSIONS

- 5.1. The adopted Sevenoaks District Local Plan Proposals Map confirms that the site is located within the settlement confines of Swanley. It currently comprises under utilised land within the limits to built development and there can therefore be no objection in principle to the creation of a new dwelling on the land.
- 5.2. The proposal is submitted by Mr Tim Parker in order to provide a dwelling for his young family. The provision of the house would both meet their needs and would contribute to the Council's housing targets and the availability of local housing stock. It can therefore be concluded that the principle of the development as proposed is appropriate in this position.
- 5.3. In terms of residential amenity, the single storey nature of the building and its position set away from surrounding homes will ensure that no harm through overlooking, overbearing impact or noise and disturbance would be caused. The application would therefore comply with the terms of Policy EN2 of the Sevenoaks Allocations and Development Management Plan.
- 5.4. The dwelling size meets the appropriate standards as set out within the Nationally Described Space Standards Document. It would provide a high-quality new home to meet the applicants needs that would be of an appropriate size and internal layout.
- 5.5. The garden that is proposed is acceptable and would provide an attractive private amenity space for the quiet enjoyment of the occupants of the house. The garden would also provide a sufficient area for the storage of bins and bicycles and bins could easily be dragged down the side of the property to the London Road on collection day as necessary.
- 5.6. The main issues that resulted in application 21/02557/FUL being withdrawn related to concerns in terms of parking and trees.

- 5.7. In relation to parking, the Highways Authority raised an objection with the previous plans showing a parking space allocated within a neighbouring property to serve the needs of the proposed dwelling. This was objected to by the Council given its distance away from the application site and having regard to the unenforceability of a Section 106 Agreement.
- 5.8. This revised application does not therefore propose for a parking space to be located within the curtilage of Pinewood. The revised application is accompanied by a comprehensive Highways Technical Note provided by Motion Transport Consultants. This confirms that the development is to be car free, and the application includes the provision of a comprehensive Parking Stress Survey that follows the Lambeth Methodology.
- 5.9. The Parking Stress Survey confirms that there is adequate on street space available on surrounding roads (Crescent Gardens & Lawn Close) to accommodate any modest increase in demand for parking that the two-bedroom dwelling would create. The Highways Technical Note concludes that any parking demand associated with the proposed dwelling can be accommodated on the street. Therefore, the development will not materially impact on local network parking stress. On this basis, it is considered that no adverse parking impact will arise from the development.
- 5.10. The provision of the Parking Stress Survey to address the previous concerns of The Highways Authority concerns has been discussed directly with KCC prior to the submission of this application. The Highways Authority have accepted in principle that a Parking Stress Survey could address its previous objection provided this had favourable results.
- 5.11. It is acknowledged that the Highways Authority also raised concerns in terms of the lack of bin storage, but this could be secured via condition.
- 5.12. It also requested that a Construction Management Plan should be provided in association with the proposed development. As per other applications across the District, the applicant would

have no objection to the provision of the Construction Management Plan that could be secured by a suitable planning condition as it has been in other cases.

- 5.13. In relation to trees, the previous concerns of the Council's Tree Officer related to specimens along the site's frontage with London Road and that no information had been provided with the previous application to demonstrate that these would be adequately safeguarded.
- 5.14. A comprehensive Arboricultural Report is therefore provided by Chartwell Tree Consultants. This confirms that all trees can be retained and that no trees require removal in order to enable the dwelling to be introduced.
- 5.15. The report also provides detailed guidance in relation to how the trees are to be protected during the period of construction. The revised application is acceptable in relation to trees and landscaping.
- 5.16. Taking these material considerations into account, these revised application addresses the Council's previous concerns that lead to the withdrawal of application 21/02557/FUL, and it is therefore requested for full planning permission to now be granted.