



PLANNING PERMISSION, ARCHITECTURE DESIGN & STRUCTURAL CONSULTANTS

2 West Heath Close | Crayford | Dartford | DA1 3PD | 02.10.2023 | 07544221743 | property@agorazogroup.com

DESIGN AND ACCESS STATEMENT

SITE ADDRESS:

3 RECTORY CLOSE, CRAYFORD, DARTFORD. DA1 4RP

PROPOSAL DESCRIPTION:

Conversion of a residential dwelling house (Class C3) to a House of Multiple Occupation (HMO) (Class C4) for up to 4 persons

PRINCIPLE OF DEVELOPMENT:

The application site is a Semi Detached building. The proposal is for conversion of use of a residential dwelling house (Class C3) to a house of multiple occupation (HMO) (CLASS C4).

The area is characterised by semi-detached residential properties. The existing property is not listed. The site is not located within a conservation area.

Draft Local Plan of Bexley policy DP5 Requirements for HMOs are

1. Development proposals for new houses of multiple occupation (HMOs) and non-self-contained live/work units (considered, and assessed, as HMOs) will be supported subject to:

- a) demonstrating they will not have an adverse impact on the local area; and
- b) the appropriate quality of the accommodation being proposed.

The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options. The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

As conversion of a residential dwelling house (Class C3) to a house of multiple occupation (Class C4) (HMO) is now an on-going pattern of conversion. It is pertinent to mention here that due to its unique location, proposed development will not spread any obtrusive effect and will form sympathetic to the design and character of the existing building.

IMPACT UPON NEIGHBOURING AMENITY:

The proposal has been drawn considering the effects/elements on neighbour's residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as all windows are opening to rear on its property.

The proposal would result in 4 bedrooms being provided. The number of occupants proposed for the HMO are 4. This would ensure that any conversion would not result in overcrowding that would give rise to unacceptable levels of noise and general disturbance for neighbouring occupants.

QUALITY OF ACCOMMODATION:

The layout and floor space provided for each room appears to be acceptable. The bedrooms have access to a communal kitchen and all benefit from bathroom. All bedrooms exceed the 8m² required in order to meet Standards for Houses in Multiple Occupation.

The property will only contain 4 bedrooms and the relatively transient nature of tenancies within HMOs with low levels of car ownership, it is not considered that the change of use will result in an unacceptable demand for parking space that cannot be accommodated on-street.

SIMILAR DEVELOPMENTS:

Council has approved similar projects in the past few years are mentioned below:

17/00822/FUL-112 Iron Mill Lane Crayford Dartford Kent DA1 4RR

22/02816/FUL-29 Horsa Road Erith DA8 1HH

22/01771/FUL- 63 Ripley Road Belvedere DA17

20/01990/FUL- 62 Ripley Road Belvedere DA17 SAH

ASSESSMENT AND EVALUATION:

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.

The development will use the most energy efficient construction materials and methods using high performance thermal insulation products and low carbon emitting appliances.

