

1. INTRODUCTION

This proposal has been prepared to accompany the planning application for planning permission for the property at 1 Dartford Road, Bexley, Kent, DA5 2BH. No. 1 Dartford Road is a two-storey, terrace construction with a red brick facade and a pitched/tiled roof, situated within a row of small shops with flats above. Customer access to the main shopfront area is via the principal elevation on Dartford Road, while staff members have rear access via a shared driveway from Baldwyns Park, leading to a parking area directly behind the shop.

2. CONTEXT OF THE EXISTING SITE

The subject property comprises the ground floor commercial element of a two-story, end-of-terrace building constructed in the 1980s. It is located at the end of Dartford Road and features a ground floor shop and a first-floor flat. The entire building is currently vacant and was previously used for a Sui Generis Use – Takeaway. The first floor contains a 3-bedroom flat, with access provided by an internal staircase. To the rear of the application property, there is an adjoining single-story extension that houses a storage unit. Additionally, there are two separate detached single-story storage annexes and a garage adjacent to the rear boundary.

The application property is a corner plot facing Dartford Road and can be accessed from Dartford Road via a shopfront with a central entrance door. Another access point is available at the rear of the property through a rear vehicular road.

The application property is situated within a well-established commercial parade, consisting of six commercial units. Above each shop is a flat, which is accessible from a vehicular rear access road via Baldwyn's Park.

Both properties, No. 7, and No. 9, have two-story rear extensions behind the commercial parade. These precedents have served as the basis for developing the proposed design for the application property, aligning well with the overall character of the buildings in the commercial parade.

3. CONTEXT OF THE PROPOSED DESIGN

The proposal involves a roof extension with a dormer facing the rear garden, two roof lights on the front elevation, and a gable roof on the side. Additionally, a two-story rear extension is planned for the back of the property.

To ensure the overall sustainability of the property, the owner is seeking to make alterations to the rear access and change the first floor to a self-contained 4-bedroom flat under use class C3, while retaining its Sui Generis use on the ground floor.

The proposal aims to add a rear extension to provide an enlarged area with a new rear access door for the shop. Internally, the shop area will be permanently separated from the new self-contained flat by a staircase leading to the flat located adjacent to the rear extension, with direct access from the rear yard.

The proposed masonite flat complies with the minimum space standards nationally set out for new build homes and conversions in England. In line with these standards, the total internal area of the apartment is 106 sqm, accommodating 6 people in 2 double and 2 single bedrooms. Additionally, 3 sqm of built-in storage has been proposed.

The proposed flat consists of a single bedroom and a double room on the first floor, with a double bedroom featuring an en-suite and a study room, as well as a single bedroom in the loft.

Refuse and recycling storage bins for the new flat and the commercial unit will be placed in the existing rear parking area.

There are no changes planned for the existing shopfront, customer access, or the existing rear parking provision.

The proposed roof and rear extension align with the existing property's outline on the plan.

The proposed rear dormer is not visible from Dartford Road and, therefore, does not affect the streetscape.

4. DETAILS OF THE PROPOSED DESIGN

The proposal is situated within the curtilage of the site.

The proposed roof and rear extensions demonstrate an appropriate and high standard of internal provisions, leading to enhancements in the visual amenities of the property. The proposed development has been designed to be consistent with the character of the dwelling and does not adversely affect the amenities of neighboring properties or the surrounding streetscape.

The type of rear extension, the roof form, and the overall bulk of the extension relate well to the original dwelling and the precedents set by adjacent properties.

The primary design considerations for this application include assessing the impact of the proposal on the character of adjacent dwellings, the street scene, and the residential amenity of neighboring properties.

The proposed extension will be constructed in accordance with building regulation requirements, preserving the original appearance and characteristics of the building.

The external materials and the detailed design of architectural elements in the proposed design are sympathetic and match the existing dwelling.

The proposed design does not unduly affect the amenities of residents in adjoining dwellings, and none of the proposed developments will obstruct public rights of way.

The scale and materials for these new elements have been chosen to maintain the character of the property and neighbouring buildings.

The proposed design does not alter inclusive access to or around the property, nor does it change the visual aspect of the front streetscape.

5. CONCLUSION

The proposed extension will be constructed using the same materials as the existing property, thus maintaining the character of the surroundings.

The proposal is proportionate to the existing house and considerate of neighbouring properties. It serves as a subservient addition to the house, providing a relatively modest roof extension that will not undermine the character of the surrounding area.

The design has also been developed to ensure compliance with the objectives and aims of the Bexley Local Plan, which have been carefully considered to minimize the impact on the local architectural appearance and character of the area.

Overall, the scale and design of the proposed alterations appear appropriately subservient to the original house, and the proposed materials are complementary and harmonious. Consequently, the proposed extension will not harm the character and appearance of the house and the wider area.

As a result, the proposal does not harm the existing architectural assets of the area and complies with relevant policies, satisfying the statutory duty to preserve and enhance the surrounding area.