

Statement of Case

Site adjacent to 16 Inglewood Road, Bexleyheath DA7 6JS

The application is for permission in principle to erect a house between 16 and 18 Inglewood Road. The site is triangular in shape and has a frontage of 16m and between the two houses of 15m, the depth is 46m. The site presents an unkempt appearance in the road scene.

The principle of infill and backland development has been permitted in Inglewood Road at nos. 12 Inglewood Road in October 2007, ref 07/0771. A backland house opposite 19B and an attached house at 25 Oakwood Drive fronting Inglewood Road built and granted permission in February 2015, ref. 15/02697.

The main issue is whether the principle of the proposed development is acceptable with specific regard to its location and its effect on the character and appearance of the area.

The appeal proposal is for Permission in Principle. This consent route has two stages, the first stage establishes whether a site is suitable in principle, and the second stage, the technical details consent, is where the detailed development proposals are assessed. The appeal proposal is at the first stage and therefore has to be considered the principle of the scheme.

The main issues in this case are considered to be:-

Is the proposed house in accordance with London Plan (2021) Policies D2; D3; H5 and T6.1; Bexley Local Plan (2023) Policies SP1; SP2; SP5; DP2; DP11 and DP23 and NPPF.

The following tests normally involve consideration of the following criteria for the development of a site:

- a) would the development be so out of character with the overall pattern and scale of existing development in the vicinity that visual incongruity would be created?
- b) would the development overlook or overshadow adjoining properties so as to seriously harm their amenity?
- c) would the development be adequately serviced by road without the creation of conditions that would seriously harm the amenities of neighbours or create highway hazards?
- d) would adequate parking be provided to meet the needs of both the new property and that from which the land would be severed, within a site and off the public highway?
- e) would the garden space allocated to the house be adequate for the recreational or privacy needs of the occupants present.
- f) would development of the site prejudice possible further desirable development of other land in the vicinity?

Response to (a) - The homogeneous character of a road or street, or perhaps its overall symmetry or rhythm, should not be prejudiced by a development. A judgement has to be made as to whether such qualities are in fact significant enough to safeguard the public interest and an important factor is whether a

development prejudices the integrity of the street, road in question or the spatial integrity of the street scene.

It is suggested that the development of the site would maintain acceptable separation distances and would not harm the character and appearance of the area, or detracting from the qualities of the surrounding area, in line with the guidance in the Supplementary Planning Document - Design for living.

Response to (b) - Given the relationships between the adjacent properties the proposed dwelling will not result in any unacceptable overlooking or overshadowing, particularly given the relationship between the adjacent houses. Reasonable gaps will be maintained between the boundary and the flank elevations to the adjacent house and it is suggested that no unacceptable impact would arise in this respect. To the front, the relationship and distances will be maintained to ensure that no adverse impact will be introduced into the street scene.

Response to (c) and (d) – No Highway grounds can be advanced that the site cannot be adequately served by road or create conditions that would seriously harm the amenities of neighbours or create highway hazards. Or that parking cannot be provided for both the existing house and the proposed new house in accordance with LPA's parking standards. Off-street can be provided in accordance with the LPA's adopted standards.

Response to (e) - With respect private amenity space the Design for Living it states: Private gardens should be large enough to accommodate enough space for seating and play. Where space is limited the indoor area can be designed as an extension of the outdoor space. Communal play areas should supplement this. Individual dwellings should be provided with a useable private amenity area, which could include front or back gardens, roof gardens or balconies. These should not be overshadowed, directly overlooked, steeply sloping or awkwardly shaped. Private areas should be large enough to provide an amenity and defined by a well-designed boundary. With regard to amenity space, a large garden can be provided without prejudicing that of the house from which is being sub-divided.

Response to (f) – The site is an infill between two established houses and will not prejudice any future development in the vicinity.

In conclusion Boroughs have an essential role to play in balancing the supply of housing for larger and smaller households and ensuring an adequate number of homes for larger families are provided, right across London. A mix of tenure helps to address social exclusion. Communities with a mix of household incomes should be promoted across London, in small developments as well as larger schemes. In recent years London has been providing some of the smallest homes in the developed world and too many developments of a low quality. An infill development should therefore make a contribution to the character of the existing locality. In broad terms, a proposal that fails to complement the local area in terms of design, density levels and layout will be refused. Design is rarely a linear process. As ideas are brought forward they are tested against earlier assumptions, refined and developed in the second stage the of the technical details consent.

It is submitted that a development can be achieved on this site with a design that meets the Council's criteria and layout for a house that reflects the nature of the adjacent dwellings; relate visually with the character of the area; have adequate amenity and parking space; respect the amenities of the residents of the adjacent dwellings and sit comfortably in the street scene with the surrounding housing; would result in a windfall dwelling in a sustainable location and is not in conflict with Government Guidance; Technical Housing Space Standards Guidance for a new house; London Plan; Bexley Local Plan Policies and it is requested permission in principle be granted.