

PLANNING, DESIGN AND ACCESS STATEMENT

For the

PROPOSED APPLICATION FOR THE DEMOLITION OF THE
EXISTING BUNGALOW AND CONSTRUCTION OF A
REPLACEMENT
THREE BEDROOM DETACHED BUNGALOW,
WITH ASSOCIATED PARKING

61 CLIFF GARDENS, MINSTER, KENT, ME12 3QZ.



Introduction

The application site currently occupied by a two-bedroom bungalow with parking for two vehicles.

The proposal is to demolish the existing bungalow and replace it with a part two storey three-bedroom house with an integral garage/store.

As the garage does not meet the current parking standards two further parking spaces are shown on the frontage.

Site Location

The site is on the north side of Cliff Gardens and is within the built-up area boundary of Minster.

The local area is characterised by a mix of single and two storey dwellings.

The area of the application site including the access measures 0.036 Ha.

Planning History

The existing bungalow appears to date from the post war period and a single storey rear extension was approved in April 1987, ref SW/87/0442.

There is evidence that an attached garage has been partly demolished retaining the outside walls to lengthen the drive.

Proposals and Layout

The existing bungalow is to be demolished and replaced with a part two-storey three-bedroom house with parking to the frontage.

The front of the new property is to be set just over 1m further back than the existing bungalow to provide the correct 5m parking space depth which will also site the house behind the building line of the adjacent two properties.

The existing access and drop kerb will be retained

Scale and Design

Three bedrooms are proposed, one with ensuite facilities and a separate bathroom at first floor level with a lounge, kitchen/dining room, utility room and wc at ground floor level.

The existing bungalow has an external footprint of 99.80m², whereas the proposed house covers 95m²

The height to eaves will be 2.25m on the single storey side and 4.9 on the two- storey side. The height to the ridge will be 7.3m.

External walls will be of red multi stock brickwork at ground floor level with rendered first floor elevations and Cedral or similar composite cladding to the roof gables, the roof itself will be covered with concrete interlocking tiles suitable for a 30° roof angle, Marley Ashmore duo red tiles or similar.

The windows will be white upvc with composite entrance doors.

The house has an internal ground floor area of 65.4m² (excluding the garage) and a first floor of 60m² totalling 125.40m² which exceeds the national Space Standards for a two storey 3 bedroom, 5 person house set at 93m². The internal storage provided is 3.30m² exceeding the minimum requirement of 2.50m²

The garage shown is below the minimum size required for parking a vehicle and is not included within the parking provision for this 3 bedroom house, it will be used as secure cycle storage and double up as a bin store.

The design of the house has taken into consideration the properties on either side with a low eaves on the west side adjacent to the bungalow at no.59. The two-storey element is on the eastern side where there is a footpath separating it from the substantial chalet style property by 5.5m

Sustainability

The government policy on building sustainable homes is detailed in the National Planning Policy with technical guidance within publications 'A code for sustainable homes' and 'Building a greener future – Towards zero carbon development'.

Whilst the Code for Sustainable Homes has been dissolved, several areas of this have been divided between Planning and the Building Regulations.

Sustainable construction is not only reached by the improvement of thermal efficiency, but can be achieved by incorporation of a number of other environmental factors e.g.re-cycling of materials, energy efficient appliances, re-use of rain water.

The following factors will be included within the building design.

High efficiency boiler with heat recovery

Low energy light fittings and general appliances.

'A' rated white goods will be provided.

Low capacity toilet flush cisterns and low flow taps.

PV solar panels.
Sourcing of building materials from renewable sources.
Re-cycling of materials and composting of degradable household waste.
Secure cycle storage facilities.

The applicant is aware of the Swale Council requirement of an increase upon the building regulations in terms of energy performance and a SAP energy rating will be carried out to prove this.

The site is located close to local shops, with schools within a reasonable distance and it is near to a bus route to local villages, so it is considered to be a fully sustainable location.

Access

Vehicular and pedestrian access to the replacement dwelling will be from the existing access onto Cliff gardens, however the additional parking space will require the drop kerb across the footpath to be widened.

Two vehicle parking spaces will be provided in accordance with the Swale parking standards.

An electric vehicle charging point will be provided to meet the required standard.

Secure bicycle storage is to be provided for the new dwelling within the garage / store.

Level pedestrian access will be provided to the main entrance door of the new property in accordance with part M of the Building Regulations.

Landscaping

The existing hedge and front fence will be retained. new landscaping and shrub planting will be provided to enhance the scheme and improve privacy screening, a full landscaping scheme will be provided as a condition of the planning approval.

Biodiversity Enhancements

The existing garden is laid to lawn, spring bulbs will be planted to one area.

The existing boundary fences will be provided with hedgehog holes every 4m.

A bat box (south) and bird box (north) will be fitted to the gable at each end of the roof.

Conclusion

Consideration has been given to planning policy within the Swale Borough Local Plan and the emerging Local Development Framework in terms of providing a replacement dwelling within the built-up area of Minster.

In this respect we believe the site is a suitable location for a replacement dwelling that will not have any adverse impact on the nearest adjoining neighbours or the local amenity.

We therefore look forward the support of the Council in recommending approval for this application.