



11 Stanham Road

Planning Statement
January 2024

Project details



Client property address:

11 Stanham Road
Dartford
DA1 3AW

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Introduction & context

Description of proposed works

Proposed Ground floor wraparound, first floor rear, floor plan redesign and all associated works at 11 Stanham Road, Dartford, DA1 3AW.

Introduction

Resi has prepared this Design and Access Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 11 Stanham Road.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The building is not located within a conservation area nor is it a listed building. The property is a detached building.

Description of the proposal

The proposed works are intended to future proof the property with more amenity and habitable spaces, since the applicant intends to make this their long-term home.

The proposal will not cause impact to the surrounding neighbours. The neighbours on n. 13 Stanham Road has a ground and first floor rear extension. Therefore, the proposed new extension will match the depth of no.13 rear extension.

Stanham Road is wholly residential in character comprising predominantly of two storey detached and semi-detached houses. There are several examples of precedence in Stanham Road and the adjacent neighbourhood of similar developments. These examples showcased in the slides 8-9-10 show that the character of the surrounding area includes these feature and therefore the proposal would not be a negative addition to the character of the street/ neighbourhood.

Site analysis

2.2 Location plan



created on **edozo**

Plotted Scale - 1:1,250

Site analysis

2.3 Site view



Site analysis

2.4 Existing photographs



Front view



Rear view

Site analysis

2.5 Street precedence

Properties N.13 and N.8 Stanham Road, have ground and First floor rear extensions covering the whole width of the original footprint of the dwelling.



Site analysis

2.5 Street precedence

19/00041/FUL

Erection of a two storey rear extension linking to and conversion of existing garage to habitable room.
8 Stanham Road Dartford Kent DA1 3AW.

11/01547/FUL

Erection of a first floor side/rear extension and a front porch.
42 Stanham Road Dartford Kent DA1 3AN.

2.5 The Proposal

The Proposed first floor extension is limited to rear of the property and will not be visible from the street scene

subservient in appearance to n.13 with 2 new rooflights to allow more light into the amenity spaces on the ground floor.

The proposed First floor rear extension will be stepped in to leave **1m gap from the boundary** to n.9 and will extend to a maximum of 3.3m from the existing wall, leaving space to accommodate 2 rooflights to the rear ground floor flat roof. By extending the rear our client would achieve a much needed extra bedroom without compromising the character of the building or any impact on residential amenity of neighbouring properties.

The Proposed roof for the first floor rear will tie into the existing roof and retain the identity to the existing dwelling, ensuring that the extension remains subservient according to policy DP7.

Our conclusion

We believe the proposal complements the building and is in context, it does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and will not negatively impact the character and composition of the existing dwelling.

All materials to be of a high quality and durable, so the aging of the materials integrates with the existing building and adjacent properties.