



DESIGN and ACCESS STATEMENT

301-303 Brampton Road, Bexleyheath DA7 5QR
ADA/AB/240110

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DESIGN and ACCESS, PLANNING and HERITAGE STATEMENT

301-303 Brampton Road, Bexleyheath DA7 5QR

1. Site and surrounding area

The application site consist of two units on the ground floor of two storey mid terraces.

Brampton Road is a classified busy road within a parade of several commercial uses on the ground floor and residential units above.



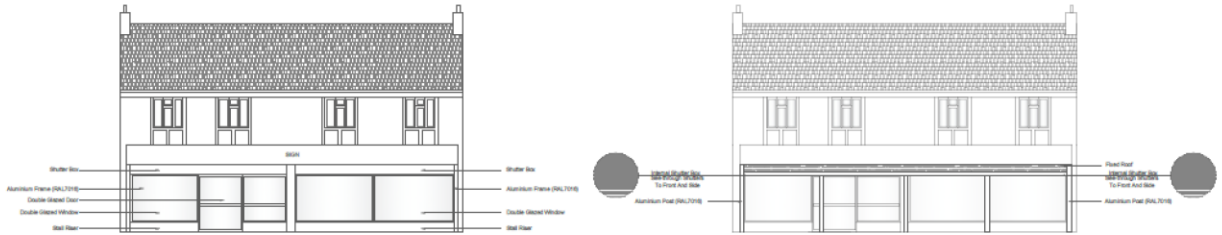
2. Proposal

Erection of a fixed canopy with see-through shutters.

3. Details of proposal

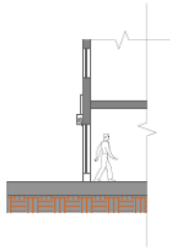
Proposal is to provide an open canopy with see-through shutters to accommodate vegetable/fruit stalls for the retail unit.

New extension's design replicates the existing shopfront.

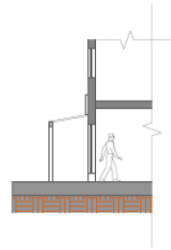


EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION



EXISTING SIDE SECTION



PROPOSED SIDE SECTION

4. Planning History

23/02625/FUL Erection of single storey front extension – Refused
04/12/2023

08/09119/ADV One externally illuminated fascia sign – Approved

06/00290/FUL Installation of external lighting over existing roller shutter box – Approved

03/00582/FUL Installation of sliding door in existing shopfront, formation of raised platform incorporating ramp, steps and railings at rear of premises – Approved

03/01017/ADV One internally illuminated fascia sign and one internally illuminated projecting box sign – Approved

03/02452/FUL Installation of a 1 metre diameter roof mounted satellite dish – Approved

02/00321/ADV One internally illuminated signage box and internally illuminated surround sign for ATM. – Approved

02/00321/FUL Installation of ATM machine (cash machine) – Approved

98/00506/FUL New shopfront and roller shutters – Approved

85/00048/ADV Illuminated fascia sign – Approved

5. Assessment

The principle of an extension

The National policies NPPF clearly states 'the presumption in favour of sustainable development' and urges that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

Whilst there are no other front extensions along the parade. The proposal is amended to be an open canopy with see-through shutters and the depth is reduced to 1.5 metres and leaving a wide private land and pavement for pedestrians and all users.

The size and scale of the canopy would be suitable to this terrace and would provide a much needed retail space for the shop and therefore it should be supported due to the enhancement of this parade.

Neighbouring amenities

The proposal would not result any harm to neighbouring amenities as both neighbours are in commercial uses and there would be no loss of light, privacy or outlook.

The proposed opening hours would be reasonable and would stay as existing and managed by licensing.

The proposed extension would be to this retail shop (Class E use) and not harm to the surrounding neighbouring amenity.

Harm to the surrounding area

The proposed extension would have a modest depth and height and similar to the existing shopfront. The extension would be mostly glazing and not be harmful to the surrounding area.

Due to the wide private land and paving, as well as the modest 1.5 metres depth of proposed extension, there would be no harm to the users.

6. Conclusion

The proposals would be suitable to this parade and would not harm the neighbouring amenities or surrounding.