

Planning Statement

108 Havelock Rd, Dartford, DA1 3JB.
February 2024



Glenn Williams BSc (Hons) MCIoB MBEng MCABE
Managing Director is a Chartered Member of these Associations



Introduction

This document has been prepared for Mr Tareq by Bluelime Home Design, who were appointed as the agent to support Mr Tareq through the planning and feasibility of a new build dwelling at 108 Havelock Road. The design proposals have been submitted formally for approval to Dartford Borough Council.

Our design proposals have been carefully designed to ensure they provide a good quality of residential accommodation within the confinement of the existing site. The proposals 108 Havelock Road should be read in conjunction with all submitted drawings and documents submitted as part of this formal planning application. The brief is to create a new build residential dwelling within the existing curtilage of 108 Havelock Road.

Mr. Tareq is commissioning improvements to his home and land to provide a new and aesthetically improved site. The new build will be designed to a high quality finish and the overall objective of the scheme is to provide a high-quality living environment to create a long-term family home.

Site

Location and Access

The site is located on the Western side of Naseby Road, close to the junction of Dartford Road A226 in the Dartford Borough. The existing site comprises a detached bungalow/residential dwelling. The streetscape is surrounded by different styles and characteristics with mainly residential dwellings. The property is a single family dwelling. The site is not located within a conservation area, and does not contain any statutorily or locally listed buildings. The site is not within a relevant Article 4 Direction area. The site is located within Flood Risk Zone 1, which means the Land within Flood Zone 1 has a low probability of flooding from Rivers and the Sea. As the application site is within a very low probability of flooding, a flood risk assessment should not be required.

Existing Site Photos

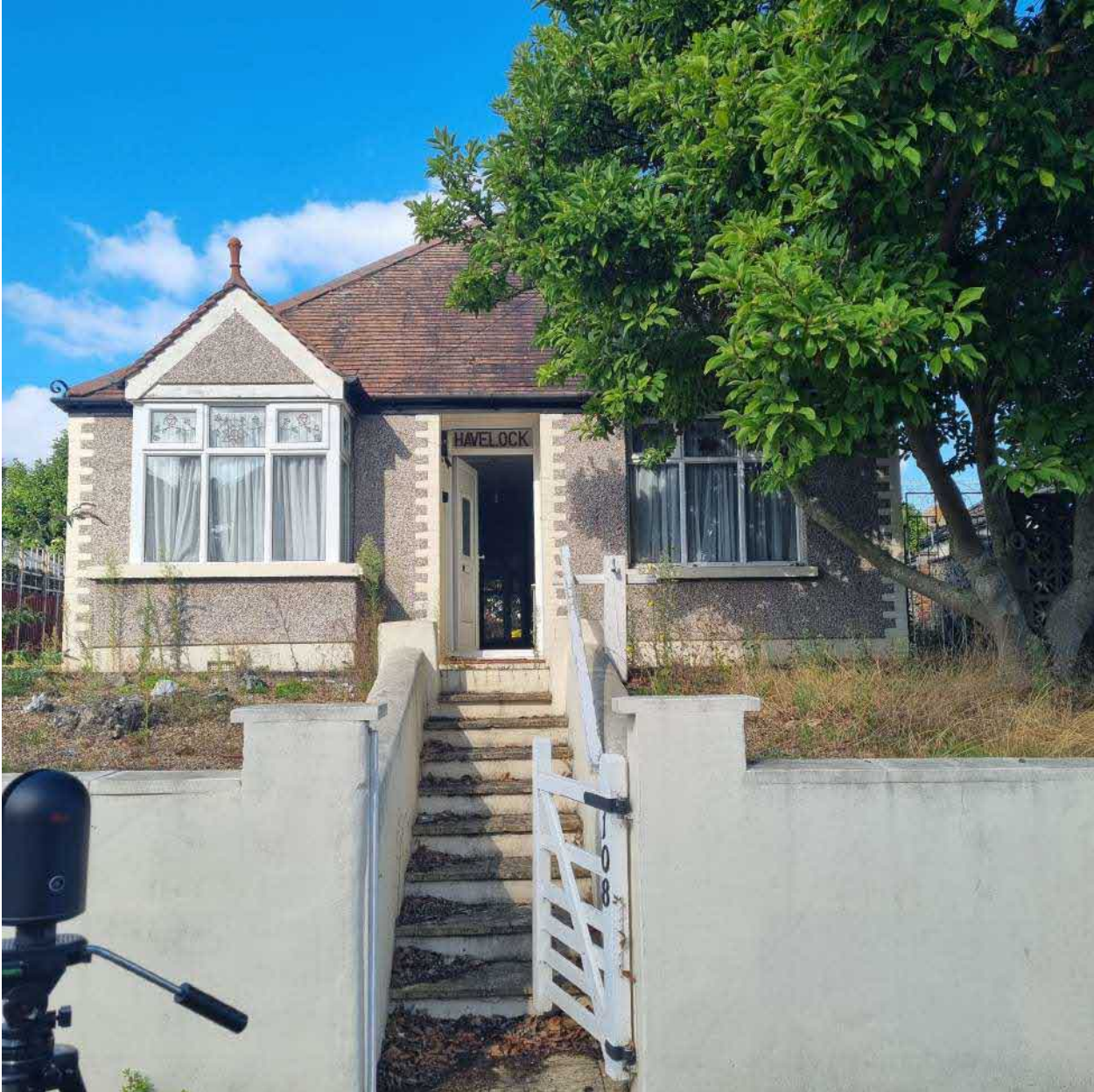
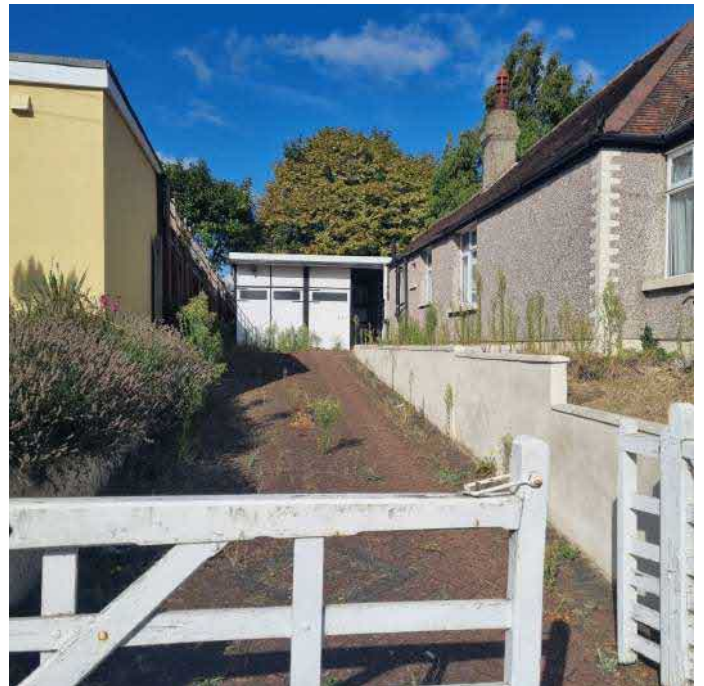


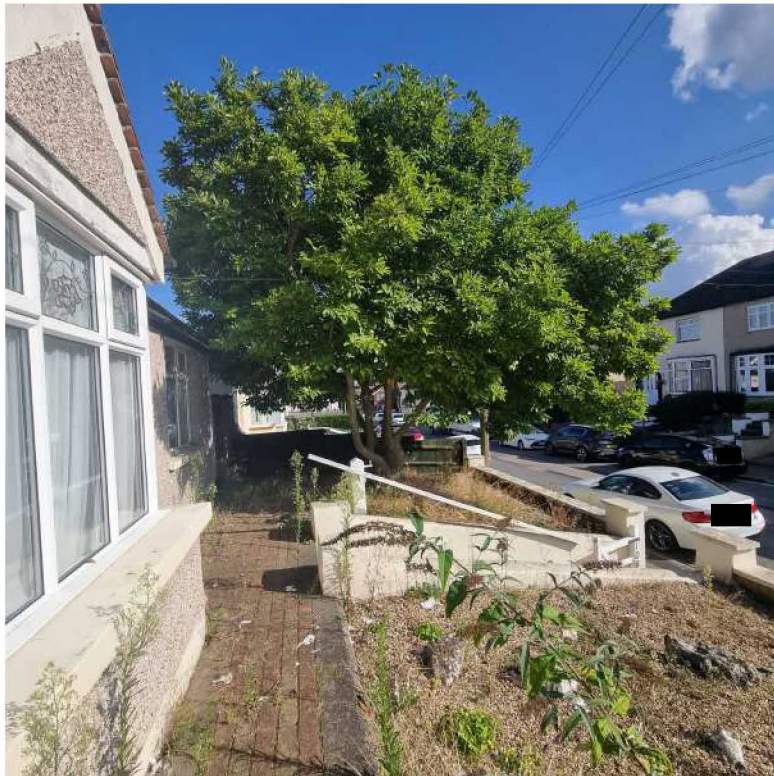
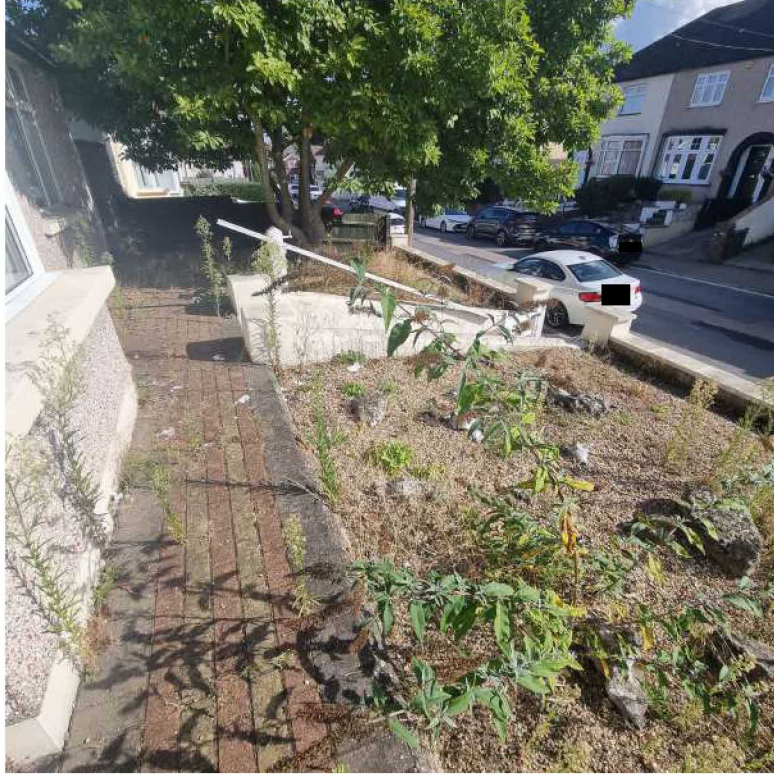
Image looking at the front of 108 Havelock Road.



Image looking at the front of 108 Havelock Road.



Images looking at the front and side of 108 Havelock Road.



Images looking at the front garden of 108 Havelock Road.



Image looking at the rear of 108 Havelock Road.



Image looking at the rear/side of 108 Havelock Road.

Planning History

23/01325/FUL - Refused

Case Officer: Samantha Mitchell

Demolition of existing dwelling and erection of detached 5-bedroom house with landscaping and dropped kerb

Following the refusal of application 23/01325/FUL, we have taken on board the comments from our planning officer's delegated report.

The main changes include reducing the overall mass and glazing from the scheme, we have reinstated a bungalow to fit within the immediate context of Havelock Road. The new design proposals feature a front and rear dormers which reduce the overall mass and overbearingness from the previous design. The contemporary glazing has been removed from the front elevation, and the facade is more in keeping with the vernacular. We have also removed the front gates from the design, and have included an electrical car charging point, bin/cycle storage, and a ramp for access. The design proposals are set in considerably from the boundary, and we hope our planning officer, and Dartford Borough Council can support our revised design for 108 Havelock Road.

The Proposal

Ground Floor -

- Front Room
- Study/Playroom
- Bedroom 01 + Ensuite
- Shower
- Utility/Pantry
- Open Plan Kitchen/Living/Dining

Loft Floor -

- Bedroom 02
- Bedroom 03
- Family Bathroom
- Master Bedroom with Ensuite
- Walk in Wardrobe
- Improve the overall aesthetic
- New site layout
- Internal alterations
- Landscaping and Dropped Kerb.

Proposed Ground Floor - Net Internal - 131.5sq.m

Proposed Loft Floor - Net Internal - 81sq.m

Total = 212.5sq.m

Summary & Conclusion

We hope Dartford Borough Council sees merit in our proposals and agree that the proposed development will be a significant improvement to the host dwelling, site, or the surrounding context for its proposed use.

All proposed plans and drawings have been designed with sensitivity to the immediate environment and will improve the visual amenity of the surrounding area and occupiers of the neighbouring properties.

The proposal will make a positive contribution to the area by upgrading the existing site. The building is also being proposed for the purpose of a family dwelling which is predominant in the area, and finally is aligning itself with a more contemporary lifestyle.

The design and layout of the scheme will provide a high-quality living environment. The increased footprint will create long-term living accommodation for current and future occupiers, thereby increasing the overall sustainability of the residence.

It must be stressed that if the council needs any further information to access our application, that our delegated case officer should email the agent prior to making a formal decision, and we would be more than happy to assist further.

We are aiming to work proactively with the LPA in order to create a high-quality environment and believe this proposal enhances not only the host dwelling but also the local area, and should, therefore, be considered for planning approval.

Yours Sincerely,

Amar Vara

For and on behalf of Bluetime Home Design.



Glenn Williams BSc (Hons) MCI0B MBEng MCABE
Managing Director is a Chartered Member of these Associations

