

Planning Statement

38 STEVEDALE ROAD, WELLING, DA16 1NH

Address

38 Stevedale Road, Welling, DA16 1NH

Site Description

The application site is located on the northern side of Stevedale Road and relates to a two-storey semi-detached dwellinghouse. The surrounding area is predominantly residential in character comprising dwellings which are similar in character and appearance to the application building. The site benefits from an off-street car parking space to the front and the outbuildings to the rear serve as a storage space ancillary to the main dwelling. The subject site is not located in a conservation area and does not contain any locally or statutorily listed buildings, nor is subject to a relevant Article 4 Direction.



Proposed Development

Planning permission is sought for a single storey rear extension following the demolition of the existing garage and a front porch. The proposed extension to the rear would be of L-shape incorporating the previously approved and built rear extension. The extension would project rearwards by 2.2m across the full width of the dwellinghouse with the width of 5.7m. The front porch would be of single storey, and it would project forward by 1.37m with the width of 2.21m. The front porch would be similar to the porch of the adjoining property.

Relevant local plan policies and guidance

SP5 – Placemaking through good design

DP11 – Achieving high-quality design

The Design and Development Control Guidelines

Assessment

The principle of a residential extension in an urban area is considered acceptable subject to other material considerations. The key issues to consider are the *impact on street scene*; *the impact on surrounding residential amenity* and its *impact on highways*.

Impact on street scene

The rear extension would be visible from the rear of neighbouring properties only; however, the proposed front porch would be seen from the public realm. The proposed porch and rear extensions are not an uncommon form of development within the street scene and therefore it is considered that this proposal would not be out of character with the immediate area. Therefore, the extension would be an acceptable addition to the host property in terms of scale and mass.

Impact on neighbouring properties

The proposed development is broadly reflective of the ground floor developments at the adjoining neighbouring property. Therefore, in view of the position of the proposed development and the dimensions as well as the existing extensions at the adjoining property it is considered that the proposed development would not affect the amenities of the occupiers of the adjoining properties in terms of loss of light or overbearing impact. No additional side facing habitable rooms windows proposed as such the proposed development would not raise any issues in terms of increased overlooking and/or privacy.

Impact on parking

Despite the proposed front extension and the demolition of the existing garage, off-street parking for one car would remain on the driveway parallel to the road.

Conclusion

The proposal is in accordance with relevant Development Plan policies, in particular Policies SP5 and DP11 of the Bexley Local Plan (2023) as well as The Design and Development Control Guidelines.

Attached Documents

Site Plan
Existing Block Plan
Proposed Block Plan
Sheet 1 – Existing Plans and Elevations
Sheet 2 – Proposed Plans and Elevations
Sheet 3 – Section AA
Sheet 4 – Proposed Site Plan

Site Photos



Front of the property and the adjoining property



Rear of the property



Side view of the existing extension