

# PLANNING DESIGN AND ACCESS STATEMENT

for

## ERECTION OF 1 X ONE BEDROOM NEW DWELLING

at

### LAND ADJACENT TO 60 LOWER MEADOW, CM18 7RE

*Prepared by*

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#### **1. PREAMBLE**

The applicant sought planning application for the construction of a 1x one bedroom dwelling at land adjacent to 12 ELM DRIVE, AL10 8NU.

#### **2. SITE & SURROUNDINGS**

Lower Meadow is a quiet residential street and located within a residential area of Staple Tye, Harlow. The site lies on the south of Lower Meadow and north side of Commonsie Road; the existing dwelling No. 60 is a 3 bedroom end of terrace house with a large triangular garden to the side and rear. The house faces a large open area with public green space and parking to the front. There are residential properties to the site. The adjoining terrace houses are 2 storey properties. Shared car parking is located on Lower Meadow although there are no private driveways to any of the houses. The site is not within a Conservation area or Green belt.

The garden area of No. 60 is to be divided in two, with the rear portion, the width of the existing house, retained by No. 60. The rest of the garden will be the proposed site for the new dwelling. The proposed site for the new dwelling is approx. 85sqm with the 26.6sqm property footprint.

#### **3. RELEVANT POLICIES**

LDF

CPI - Housing Supply: CP17- Design: DC2 - Housing Mix and Density: DC29 - Educational Premises: DC3 - Housing Design and Layout: DC33 - Car Parking: DC34 - Walking: DC35 - Cycling: DC36 - Servicing: DC61 - Urban Design: DC72 - Planning Obligations: SPDII - Planning Obligation SPD SPD9 - Residential Design SPD

LONDON PLAN - 3.3 - Increasing housing supply LONDON PLAN - 3.5 - Quality and design of housing developments LONDON PLAN - 6.13 - Parking LONDON PLAN - 7.4 - Local character LONDON PLAN - 8.2 - Planning Obligations NPPF - National Planning Policy Framework.

#### **4. PROPOSAL**

Planning permission is sought for the construction of a 1 x one bedroom house. The proposal provides a new entrance door to the front and a new stairwell to provide access to the first floor

The proposal has a width of 4.1m at ground and first floor and is in line with existing properties and depth of 7.7m.

New opening would be created at the front to provide an entrance door into the new dwelling as well as new stairs to enable access for the first floor of the new dwelling. The proposal has new windows at the front elevations to match the existing buildings. Ground floor level consist of Access, Living, Dining and Kitchen and a utility/ toilet; First Floor consists of 1 Bedroom and a Bathroom.

It is our understanding that the proposal meets six key considerations associated with this type of conversion and these considerations are as follows;

*Principle of Development*

*Design & impact upon the character and appearance of the area*

*Impact upon neighbouring amenity*

*Standard of accommodation*

*Transport and parking*

*Refuse Storage & collection*

*Cycling & walking*

#### **5. PRINCIPLE OF DEVELOPMENT FOR ADDITIONAL DWELLINGS**

Policy 3.3 of the London Plan 2015 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher density. Core Strategy policy seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhood through physical regeneration and effective use of space.

The National Planning Policy Framework (2012) and London Plan (2015) policies 3.3 & 3.5 promote sustainable development that encourages the development of additional dwellings. It is our understanding that the proposed residential development should be acceptable as it complies with the above-mentioned policies.

The provision of additional housing is consistent with the NPPF and Policy CPI as the application site is within a sustainable location in an established urban area . The proposal will cover an area of land which currently forms part of the garden for 12 ELM DRIVE, AL10 8NU. Under the provisions of the NPPF, there is no priority given to garden land, in effect stating that each application within a garden should be considered on its own merits.

On this basis the proposal is policy compliant in land use terms and its continued use for domestic residential purposes is therefore regarded as being acceptable in principle

#### **6. DESIGN & IMPACT UPON THE CHARACTER AND APPEARANCE OF THE AREA**

London Plan policies 7.4 & 7.6 Core Strategy policy require well designed proposals that will respect the appearance, materials, scale, bulk, proportions and character of the original building and their surroundings.

The proposal has a width of max 4.1m and is in the line with existing house main front wall, roof ridge is in line with original ridgeline; roof design & pitch angle same as existing house,

To avoid overlooking, walls of the proposal has minimum habitable windows towards neighbours (partially obscured on first floor) at first floor level.

New opening would be created at the front to provide an entrance door into the new dwelling. The proposal has new windows at the front elevations to match the existing host building.

The proposed roof will not exceed the original ridge height. The new material proposed to match existing as this would complement and enhance the character of the new dwelling.

Policy states that development must respond to distinctive local building forms and patterns of development and respect the scale, massing and height of the surrounding context. It is our view that the proposed dwelling under consideration would not represent an anomaly and will integrate acceptably with the street scene or the host dwelling by reason of its design and sitting. The impact of the proposed dwelling on the street scene is therefore considered to be acceptable and not contrary to Council guidelines.

The impact would not be harmful towards the character of the surrounding area and would not materially harmful to character.

## **7. IMPACT UPON NEIGHBOURING AMENITY**

The proposal is in line with the existing house main front wall; roof design is same as existing house; shared access to the dwelling and access to the rear gardens. In terms of privacy, the proposal does have only one window to side at the first-floor level but and therefore would not result in a bad impact for neighbouring properties. In view of the above, the proposal would not result in a detrimental impact on neighbouring properties in terms of privacy.

## **8. STANDARD OF ACCOMMODATION**

Policy 3.5 of the London Plan 2017 states that housing developments should be of the highest quality internally and externally and should ensure that new development reflect the minimum internal space standards (specified as Gross Internal Areas - GIA) as set out in Table 3.3 of the London Plan (Table 3.3). Table 3.3 as amended in the Housing Standard Minor Alterations to the London Plan - March 2017) provides a comprehensive detail of minimum space standards for new development, which this proposal complies with. Detailed floor areas specified complies with the minimum standard outline in table 3.3 of the London Plan

It should be noted that the occupancy is a function of the number of bed spaces and the size of the bedroom. Bedroom of 11.5 sq m and over are considered to be double bedrooms, whereas bedrooms under 11.5 sq m are considered to be single rooms. Single bedroom must be a minimum of 7.5sqm.

The proposed 1 x two bedroom house would have a GIA of 128.42sqm with two double sized bedroom which complies with the provision of the London Plan. The kitchen space provision is adequate and in accordance with the requirements of the London housing SPG (2017) and the London Plan (2017). All, the bedroom, living and kitchen have floor area above the minimum standard required. The national space standard sets a minimum floor to ceiling of 2.3m for at least 75% of the GIA . The proposal has a floor to ceiling height of 2.4m approximately and therefore the proposal complies with the above standard.

## **9. AMENITY SPACE**

The London Housing SPG Standard 4.10.1 requires a minimum of 5sqm of private outdoor amenity space for flats with an additional sqm per additional occupant above 2 persons.

The proposed block and ground floor plan drawings shows details of the rear garden having an area of 74.81sqm and the existing house has an amenity area of 83.3sqm.

#### **10. TRANSPORT & PARKING**

The relevant policies of the London Plan (6.3, 6.9 & 6.13) seek to actively manage the pattern of urban growth and the use of land to make the fullest use of the public transport and co-locate facilities in order to reduce the need to travel through sustainable travel choice. They require parking and access layout to be safe, secure and efficient. They also promote the use of cycles as a means of transport.

#### **11. REFUSE STORAGE**

Refuse and recycle waste bins are indicated on the proposed ground floor plan and located in a convenient space at the front /side of the property.

#### **12. CYCLING & WALKING**

Policy 6.9 of the London Plan specifies that cycle storage outside of the home should be secured and adequately lit, with convenient access to the street. The provision of these is stipulated at a rate of 1per1bedroom flat and 2 for larger flats or houses. As such being a scheme comprising of 1 x one bedroom house, we have provided cycles storage located at the side of the garden that meets adopted design guidance.

#### **13. SUSTAINABLE DESIGN & CONSTRUCTION**

London Plan Policy 5.3 requires that new dwellings address climate change adaptation and mitigation. Our proposed development would make effective use of resources and materials, minimises water use and CO2 emission to comply with Policy CS15 of the Core strategy 2011.

#### **14. SUMMARY**

The proposed development complies with all the relevant policies in the London Plan and Council UDP. We believe this is a good scheme and so we would be grateful for consent.