



Planning, Design & Access Statement

This planning statement has been prepared on behalf of 167 KS LTD to accompany a full planning application for the construction of part-two part-one storey wrap around extension to facilitate a change of use from a single dwellinghouse (C3) to a 6 bed 6 person HMO (C4) at 29 Ellison Road.

Document no. EG-188-PL-PS

On behalf of 167 KS LTD

Prepared by Expansion Group

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Introduction

This planning statement has been prepared on behalf of 167 KS LTD to accompany a full planning application for the construction of part-two part-one storey wrap around extension to facilitate a change of use from a single dwellinghouse (C3) to a 6 bed 6 person HMO (C4) at 29 Ellison Road.

Site Description

This existing two storey semi-detached 2-bedroom property is located on the north side of Ellison Road, 50 metres away from Halfway Street Highstreet. The property has a large front, side & rear garden that wraps around the property. The property has been vacant for a significant period and has seen minor dilapidations due to neglect to keep up with general maintenance.

Site Transport Links & Opportunities

Within 1 mile of the site are Sidcup and New Eltham train stations, both accessible by bus within 12 minutes. It is a 20-minute walking or cycling commute from the site, and it is a 5-minute cycle commute. It takes less than 40 minutes for professionals to commute to Greater London by public transport.

The site is located 2.3 miles North-East of Queen Mary's Hospital supporting professional tenants such as doctors or nurses with a short commute into work by public transport or bike.

The site is located 0.6 miles South of the University of Greenwich Southwood Site offering an easy commute for young professionals studying. Tenants may commute by public transport, bike & walking.

This property presents a great opportunity for restoration. By doing so, we will be contributing to the local community's housing needs.

Planning History

Application Ref: 24/00071/FUL

Description: Erection of a part one/part two storey side and rear extension. Change of use from a single dwellinghouse (Use class C3) to a 6 bed HMO (House of Multiple Occupation) (Class C4) for a maximum of 6 people.

Decision: Refused

Reasons:

1. The proposed single storey rear / side extension, by reason of its scale, depth and positioning would not appear as a subordinate extension and would fail to respect the character and appearance of the existing dwelling and surrounding area. The proposal would therefore be contrary to the objectives of Policy DP11 of the Bexley Local Plan (2023).
2. The proposed single storey rear / side extension, by reason of its scale, depth and positioning would be detrimental to the amenity, in terms of loss of outlook and undue sense of enclosure, to the non-adjointing neighbour at No. 31 Ellison Road and would be contrary to Policies SP5 and DP11 of the Bexley Local Plan (2023).

Proposed Works

The work is to be carried out include:

- Construction of part two-storey part single storey wrap around extension.
- Internal alterations to facilitate 6no bedrooms.
- 2 bedrooms are proposed as bed-sit accommodation containing cooking facilities.
- 4 bedrooms are proposed with shared cooking facilities.
- 3 bedrooms are proposed with en-suite shower rooms.
- 3 bedrooms are proposed with 1no. shared bathroom & 1no. shared shower room.
- Installation of storage for 6 bikes.
- Installation of refuse storage
- Construction of drop curb providing 3 cars with off street parking

Planning Policy Statement

Policy H9 of the London Plan values HMO's in meeting the local councils strategic housing needs. This is further supported with Policy H12 of the London Plan which encourages the supply, holding and refurbishment of specialised housing which meets an identified need.

Policy D3 of the London Plan identifies existing sites as an opportunity to meet housing needs and sets out that existing sites should be optimised to sustainable capacity.

Policy CS10 of the Core Strategy identifies a significant need for one bedroom accommodation. Policy CS01 of the Core Strategy also backs Policy D3 of the London Plan and signals a focus around sustainable development to increase efficient use of land.

Other Relevant Planning Policies include:

- NPPF 2019 Chapter 5 Delivering a sufficient supply of homes.
- Chapter 9 Promoting sustainable transport.
- Chapter 12 Achieving well designed spaces.
- The London Plan (2021) Policy D3 Optimising site capacity through the design led approach.
- Policy D6 Housing Quality and Standards
- Policy D11 Safety, security, and resilience to emergency
- Policy D14 Noise Policy
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 8 Waste Capacity and Net Waste Self Sufficiency
- Policy T2 Healthy Streets
- Policy T4 Assessing and Mitigating Transport Impacts
- Policy T5 Cycling
- Policy T6 Car Parking Policy
- T6.1 Residential Parking
- Supplementary Planning Guidance: Residential Extensions, Basements and Conversions Guidance Supplementary
- Planning Document (December 2018)
- Mayors Housing SPG (2016)

Precedent Study

Table 1. Planning applications that indicate a precedent for this type of development.

Planning Applications				
Reference		Description	Application	Status
23/03000/FUL	70 Fieldfare Road London SE28 8HR	Change of use from Class C3 (dwellinghouse) to class C4 (HMO (House of Multiple Occupation) for a maximum of three people incorporating changes to rear fenestration.	Full Planning	Approved
23/01952/FUL	1 Parkhill Road Sidcup Kent DA15 7NW	Change of use from Class C3 (dwellinghouse) to Sui Generis HMO (House of Multiple Occupation) for a maximum of 8 people.	Full Planning	Approved
23/01222/FUL	3 Days Lane Sidcup Kent DA15 8JL	Change of use from Class C3 (dwellinghouse) to class C4 (HMO (House of Multiple Occupation) for a maximum number of 6 persons following hip to gable roof extension and provision of rear dormer.	Full Planning	Approved
23/01373/FUL	62 Holly Hill Road Erith Kent DA8 1QD	Change of use from Class C3 (dwellinghouse) to Class C4 (HMO (House of Multiple Occupation) for a maximum number of 6 persons.	Full Planning	Approved
22/00381/FUL	2a First Avenue, Bexleyheath, DA7 5SX	Change of use from dwellinghouse (Class C3) including the conversion of garage to a habitable room to provide a 6 bed House of Multiple Occupation for a maximum of 6 persons (HMO) (class C4).	Full Planning	Approved
21/00525/FUL	30 Brampton Road, Bexleyheath, DA7 4HD	New front porch and alterations to provide a 7 bed HMO (House of Multiple Occupation) for no more than 7 persons.	Full Planning	Approved
20/03089/FUL	106 Bexley Road, Erith, DA8 3SP	Change of use from single residential dwelling to a	Full Planning	Approved

20/02951/FUL	18 Willow Road Erith Kent DA8 2NP	House of Multiple Occupation (HMO) with provision of 12 rooms. Change of use from residential dwelling (Class C3) to a 4-bedroom HMO (House Of Multiple Occupancy) Class C4.	Full Planning	Approved
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Accommodation Requirements

The 'Rent it Right' standards set out the following requirements:

- Single bedroom with separate amenities should have a floor area min. 6.52m²
- Double bedroom with separate amenities should have a floor area min. 10.23m²
- Single bedroom bed-sits are to have a minimum floor area of 12m².
- Shared kitchens must be positioned one floor away from any bedroom.
- Shared bathrooms should be positioned one floor away from any bedroom.
- Shared kitchens 3 occupants should have 1000mm sink & drainer.
- Shared kitchens up to 3 occupants should be at least 5.5m².

Proposed Accommodation

The proposed accommodation will comply with the 'Rent it Right' standards with the following:

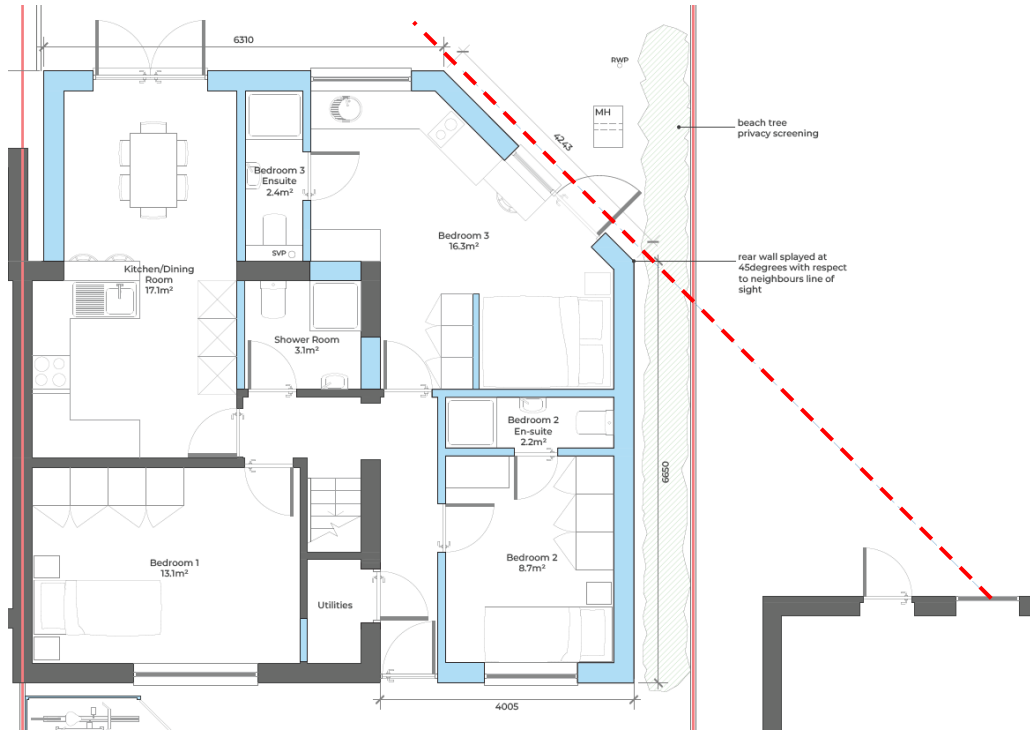
- All bedrooms have a floor area above 7.5m²
- All Bedrooms that are to be bed-sit accommodation are all above 12m²
- All bedrooms have access to a bathroom on the same floor
- All bedrooms have access to the kitchen positioned one floor away
- The kitchen/living/dining room is 17.1m²

For the reasons above the accommodation exceeds the 'Rent it Right' requirements and therefore provides a high standard of living for a HMO property.

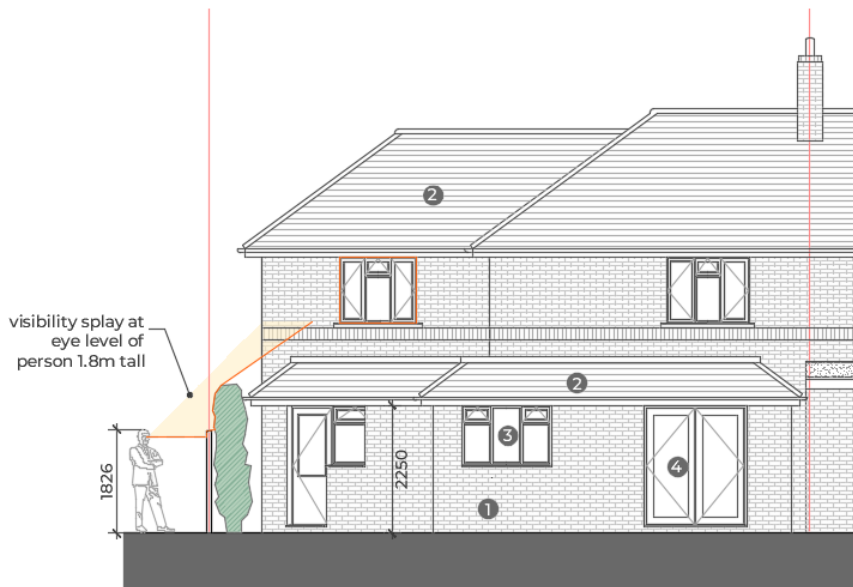
Revised Design Changes

As a result of the reasons given for refusal in the first application, the design has been revised to be more sympathetic to the surrounding area in terms of character, appearance, and massing. The following design changes have been made:

- Reduction in overall depth by 1 metre.
- Reduction in eaves height by 350mm.
- Change in style of roof from flat roof to up and over pitch.
- Introduction of landscaping privacy screening.
- Introduction of 45 degree angled splay rear wall with respect to no.31 line of sight.

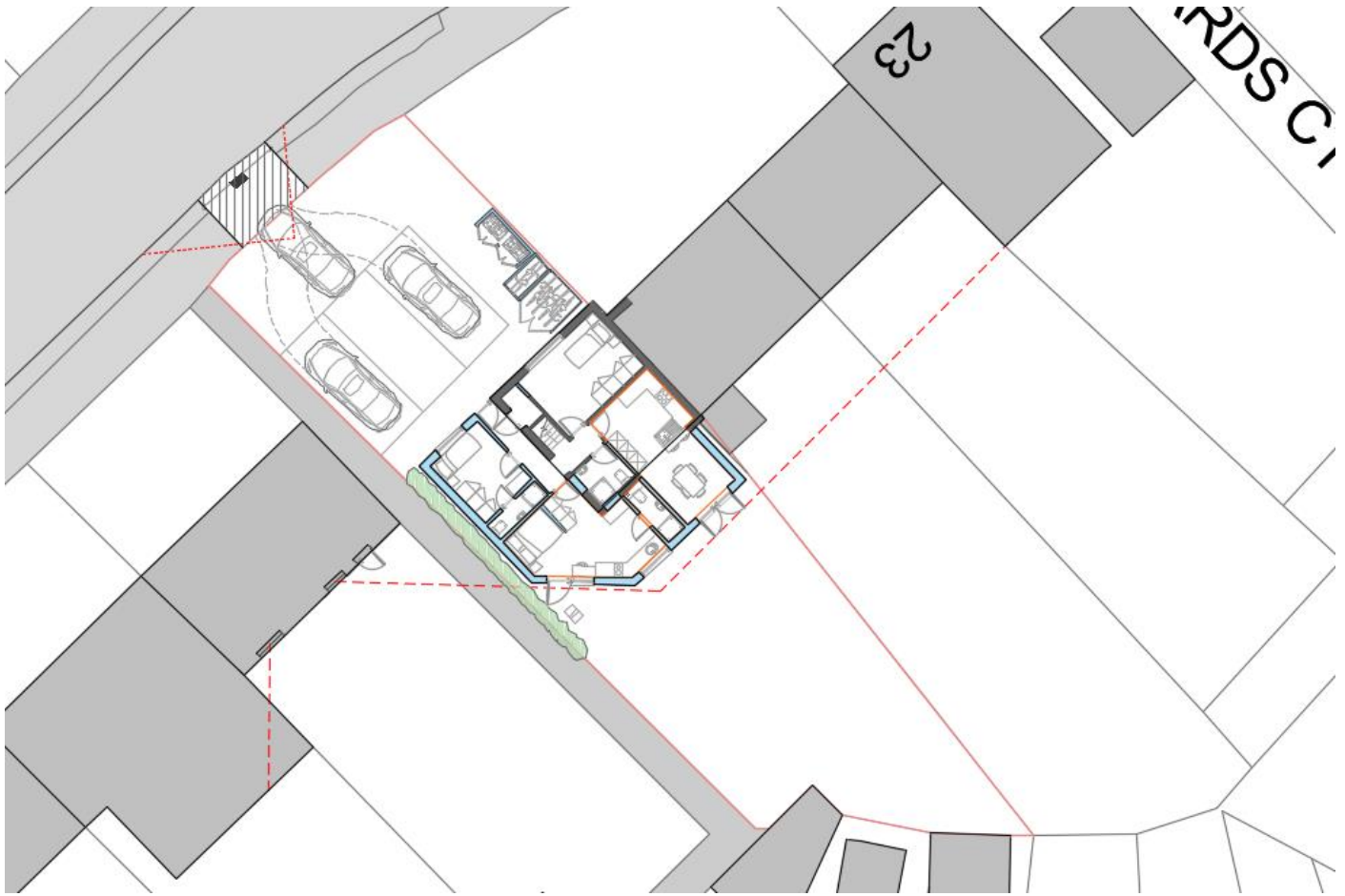


The line of sight from no.31 window has been used to set out the rear/side wall of the extension so that this removes any increased sense of enclosure. Furthermore, the reduction of eaves height, introduction or the pitched roof and planting of privacy screen will all reduce the negative impact of the proposed extension significantly. It could be argued that the introduction of a new 1.8m boundary fence and introduction of privacy screening will enhance the visual amenities at no. 31 and respectfully improves privacy.



Proposed Rear Elevation 1:100

As illustrated above, the visibility splays for a person 1.8m tall misses the single storey extension with the introduction of a visibility splay. This supports the idea that the privacy screening significantly reduces the extension impact on the no. 31 an in combination with reduced eaves height will mitigate against any sense of enclosure.



In the redesign for the proposed development, we have focused on the impact to the local area and how we can reduce/omit any issues relating to size and sense of enclosure. It is clear to see that the 45 degree angled wall now has less of an impact to the line of sight from no. 31 ground floor window in comparison to the rear extension constructed at No.33. In addition to the impact on the line of sight, no 33 has similar sized footprint as to what we proposed. The difference is that no. 33 is a terraced house and no. 29 is a semi-detached with a large parcel of land to the side. Therefore, it is considered that the increase in footprint is suitable in context to the local area. Furthermore, a rear extension has been approved and constructed at no. 23 as indicated above. The proposed extension is set back about 800m from the line of this extension which again supports our claim that the extension is sympathetic to the area.

See next page for conclusions.

Conclusions

In general, Bexley's policy framework aims to deliver high-quality development that improves the quality and distinctive identity of places and contributes to their success and popularity as places to live, work, and stay.

The proposed development will offer high standards of living accommodation aimed at professionals. The proposal not only brings a delapidated property back to life but in return the proposal will bring new affordable shared accommodation to the borough of Bexley.

The property sits within an expansive premises with plenty space for parking for a min. of 3 cars. The site offers sufficient space for cycle & refuse storage space.

With excellent travel links in and around London this property is situated in a desired location for commuters. The proposed development is also backed by local Planning Policies such as H9, H12, D3 of the London plan & CS01 & CS10 of the Core Strategy Plan.

The proposed development makes excellent use of a rundown C3 dwellinghouse with a conversion into a HMO property, offering high end communal amenities. The construction works required to convert this property are considered a 'minor fabric uplift' and in return we are offering 6 spacious bedrooms exceeding all minimum standards.

Since the first application the proposed design has undergone some significant changes in response to the reasons for refusal outlined in the decision notice. The proposed design has been carefully revised to reduce any impact the development would have on the neighbouring properties with respect to outlook and any sense of enclosure. The proposed development poses a far less of an impact to no. 31 than what they are currently subject too with the rear extension of their adjoining neighbour at no. 33. Furthermore, the revised scheme aims to enhance the visual amenities at no. 31 through the planting of a landscape privacy screen along the boundary.

For the reasons expressed above we believe that the planning application for a change of use from a C3 dwellinghouse into a C4 HMO property should be approved.

Site Photos

