

EASY FORWARD PLANNING

Design & Access Statement

**22 Groombridge Close
Welling, Kent
DA16 2BS**

**Eralp Semi
July/2019**

This statement is submitted in support of a full planning application for the **Erection of a Detached 1 Bedroom Bungalow.**

Introduction

This statement should be read alongside the submitted floor plans, site layout plan and location plan.

The site is the rear of no. **22 Groombridge Close, Welling, Kent, DA16 2BS**. The application property is on the corner of Groombridge Close and Tyrell Avenue.



The existing outbuildings/garages cover most of the rear garden and faces Tyrell Avenue where there is an existing vehicular access via the existing dropped kerb. The proposed scheme intends to remove these structures and garages and erect a single storey bungalow with a much smaller footprint.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan:

“If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Relevant policies in the National Planning Policy Framework and the above documents are discussed below.

The Framework sets out the Government’s planning policies for England and how these are expected to be applied. At paragraph 14 it sets out a presumption in favour of sustainable development:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

It states that for decision-taking, this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or its relevant policies are out-of-date, planning permission should be granted unless:

- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or
- Specific policies in the Framework indicate development should be restricted.

Paragraph 17 of the Framework identifies 12 core principles that should underpin plan-making and decision taking. The 3rd of these states that the planning system should proactively drive and support sustainable economic development to deliver, amongst other things, the homes that the country needs.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, his harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 216 of the Framework advises that emerging plans may be taken into account in decision making, with weight to be given to such policies according to the stage of preparation of the plan; the extent of unresolved objections to it; and the degree of consistency of emerging policies with policies in the Framework.

Residential development consisting of new dwellings to the side or rear of existing dwellings and sited on gardens or incidental open space should accord with Policy G27(retention of open space), other residential policies and additionally fulfil all of the following criteria, i.e. that:

1. adequate and safe access for vehicles and pedestrians is provided, with no adverse effects on the amenities of adjacent dwellings and their gardens;
2. the proposed dwellings are adequately separated from other dwellings in terms of their amenities, light, privacy and garden space;
3. there is no adverse effect on the character of the area, including cumulative effects; and
4. landscape and nature conservation features of interest, such as trees, hedgerows and ponds, should be preserved.

The London Plan

The London Plan provides strategic planning policies covering the whole of the London metropolitan area. The following policies in the London Plan are considered relevant to this application:

- Policy 2.13 – Opportunity Areas and Intensification Areas; and
- Policy 3.5 – Quality and Design of Housing Development.

Policy 2.13 states that within Opportunity Areas and Intensification Areas, which include LBL, development proposals should seek to optimise residential output and densities and contribute towards meeting minimum guidelines for housing.

Policy 3.5 requires the design of houses to incorporate adequately sized rooms and convenient and efficient room layout.

Planning Considerations

The principle of creating new dwellings in a sustainable location should be considered acceptable where the buildings will not have adverse impact on surrounding properties.

The proposed development has been designed to allow maximum natural light to each habitable room. The height and footprint of the proposed dwelling has been kept to a minimum whilst achieving more than the minimum floor space required by London plan.

Internal layout has been designed with lifetime home standards such as;

- level entrance
- minimum clear opening width of doors
- living room and dining room is capable of having a clear turning circle of 1.5m
- entrance level living space
- entrance level bathroom
- all internal walls will be built in timber/steel partitions to allow adaptability in the future if needed
- full height windows and doors will allow outlook when seated

As the proposed building is for a 1 bedroom 2 people unit, vehicular parking should not be mandatory, however cycle storage provisions have been included in the design.

Similar developments are very common within the area and within the Borough. Withing close proximity of the application site at 409 Blackfen Road, a new bungalow to the rear garden has been granted recently where this location was not in as good as a position as the application site. Our proposed bungalow faces and established road and will have access direct from the road rather than through a side access.

<https://pa.bexley.gov.uk/online-applications/applicationDetails.do?keyVal=QQ2OA2BEKPO00&activeTab=summary>

Proposed bungalow will have its own private rear garden. Upon the division of the land the existing 3 bedroom dwelling will have more than sufficient garden space.

Refer to block plans for more details on bin & cycle store.

Proposed new dwelling will meet the minimum requirements for floor spaces set out in the London Plan. All rooms will have more than sufficient natural light and outlook.

The privacy of the neighbouring dwellings would be respected while the dwellings would be built to Lifetime Home standards. The proposed development would be an appropriate addition to the street scene in these regards. It would maintain and reinforce the distinctiveness and local character of the area, in compliance with local and national policies.

In terms of sustainability the new unit will be energy efficient, the thermal elements will be constructed to a high standard in compliance with current building regulations standards. Therefore a low level fuel will be required to heat and sustain the new unit. This will ensure the carbon footprint is kept to a minimum.

- All new sanitary ware will be low flow to reduce water consumption.
- Energy efficient lighting will be introduced into the new unit.
- The contractor will segregate waste onsite for recycling.
- Throughout the construction of the development, local materials will be sourced where possible to ensure transportation and emissions are kept to a minimum.

Design Principle

The development of the property should be in keeping with the style and character of the area.

The development should respect the amenity of neighbouring properties in terms of privacy, day lighting and disturbance due to noise from adjacent living areas.

The design of the proposed development should be in keeping with the general standard of the area in terms of design, amenity, layout, facilities and convenience.

Summary And Conclusion

This statement has demonstrated that the proposed development would comply with the policies in the Framework. In particular, the development would assist in boosting local housing. The proposed development will create much needed smaller residential dwelling in the area which will lower the stress on the existing housing demand.

Furthermore, the proposed development would not result in any harm to the significance of the property. The proposal would preserve the character of the street scene and would enhance the property.

It is considered that the proposed development will not adversely impact neighbouring amenity or the visual amenity of the host building. Nor is it considered to have a detrimental impact upon the character and appearance of the area. The proposed development will not cause disturbance to neighbouring properties nor to the host property.

Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and the presumption in favour of sustainable development at paragraph 14 of the Framework, it is respectfully requested that this application is approved without delay.