

A N D R E W  W E L L S

Architectural Planning & Design

Design & Access Statement

In support of the proposed development at

Land Adjacent to 19 Scotts Way

Sevenoaks

Kent

TN13 2DG

PL / 630 / 05

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Introduction

This Design and Access Statement has been produced to accompany a detailed planning application for the erection of one new residential, single storey, 2 bedroom dwelling, with associated access and parking, including the removal of an existing timber shed and should be read in conjunction with the submitted plans: PL/630/01 and PL/630/02.

Site Assessment

The application site is situated within an established residential area in the parish of Riverhead in Sevenoaks and is located to the West of an existing, detached bungalow at number 19 Scotts Way. It is a gently sloping site, which can best be described as rectangular in shape, occupying an area of 0.0237 hectares / 237m². Close board 1.8m high timber fencing forms the boundaries on all sides, with a pair of timber gates providing access to the land directly off Scotts Way. The site is currently unoccupied and neglected, with overgrown planting evident across much of the area and a timber, storage shed being positioned towards the front of the site. The shed was historically used for the storage of domestic items. There is an existing dropped kerb to the front of the double gates on Scotts Way.

The site is situated at the head of a cul-de-sac of residential properties, where the housing is predominantly 1960's link-detached two storey houses, with some semi-detached two storey properties and a few bungalows. Numbers 19 and 20, directly to the East of the site, are both link-detached bungalows. All existing properties are set back from Scotts Way, with most having front gardens of varying sizes. The majority of properties also benefit from off-road parking in the form of garages and driveways.

The existing dwellings on Scotts Way are mainly built in red brick, with red / brown concrete roof tiles, white PVC-u windows and a small porch, or canopy detail, above the front doors. Several properties have been painted white or cream and, what appear to be two more recently built dwellings have an element of red tile cladding to the front elevations. As mentioned, the existing housing is predominantly two storey, with numbers 19 and 20 Scotts Way being bungalows.

Relevant Planning History

The following planning applications have been made on the site over the last few years:-

04/02194/FUL – Hardstanding for 2x domestic sheds, drop kerb, 6ft gates and fence – approved 15/11/2004

86/01988/HIST - Erection of a detached bungalow and garage – refused 27/01/1987

83/01286/HIST – Erection of one detached bungalow and garage – refused 07/12/1983

Description of Proposals

The proposals which are the subject of this full plans application, will allow the erection of one detached, single storey 2-bedroom residential dwelling, with associated access and parking. The existing crossover on Scotts Way will be retained and used to provide vehicular access into the site, whilst a timber shed, which was historically used for storing domestic items, will be removed. A driveway and hardstanding to the front of the proposed property will enable off-street parking for two vehicles. An area of soft landscaping to the front of the dwelling will also be created to emulate the front garden areas of the existing, neighbouring properties. This will ensure the street scene is maintained and, indeed, enhanced. The current view of this plot of land from Scotts Way is dominated by 1.8m high fencing and double timber gates and is not in keeping with the local area. The new dwelling will be a single storey property with two bedrooms. Its position within the plot aligns with the front elevation of numbers 19 and 20 Scotts Way, in order to ensure that it forms a natural extension of this small run of dwellings at the head of the cul-de-sac. All habitable rooms accord with the national described space standards, as per the Government guidelines, to ensure future occupiers benefit from a good standard of accommodation.

The property will benefit from a private rear garden, which, it is anticipated, will be laid to lawn. The existing close board fencing to all site boundaries, except the front, will be retained and upgraded, if required. A secure, lockable side gate will be installed between the Western boundary and side elevation of the property to provide direct access to the rear garden. The front garden area will be left open and will be laid to lawn, with the addition of some new planting to soften the front of the site and to ensure the new dwelling blends in well with its surroundings.

Amount

The proposal comprises the erection of one 2-bedroom detached, single storey bungalow with a total internal floor area of 75.01m².

Layout and Density

It is proposed to erect one 2 bedroom, single storey, detached bungalow on a plot of vacant land, which is situated within the built confines of Scotts Way in Riverhead. There are a number of predominantly 1960's two storey, link-detached and semi-detached houses and bungalows, set back from the footpath, with a couple of newer, detached two storey dwellings to the West of the proposal site.

The proposed new property will effectively appear as an extension to a small band of existing bungalows, set back off Scotts Way at the head of the cul-de-sac. The footprint and scale of the new dwelling has been designed to be in keeping with the existing property sizes and heights in this area. Although the local street scene is characterised by predominantly two storey link-detached dwellings, with some bungalows, the proposed property will be a single storey bungalow. This will ensure a consistent street scene at the

head of the cul-de-sac, where numbers 19 and 20 Scotts Way, to the East of the site, are also single storey bungalows, which are link-detached by way of single storey garages.

The proposed property will sit on a plot which is similar in size to the neighbouring bungalows and will not, therefore, appear incongruous or out of character with the local area.

The layout and position of the new property has been carefully considered to ensure that no harm is caused to the privacy and the amenity of any existing neighbouring dwellings, nor to the new property itself. The positioning of the new bungalow within the site, has been designed to ensure there is ample separation distance between the rear elevation of the new property and that of an existing property at the rear of the site on Maidstone Road. Furthermore, the front elevation of the proposed bungalow will align with the building line of the existing bungalows at numbers 19 and 20. This will not only provide continuity in the existing street scene, but also ensure the amenity and privacy of these residents is not comprised in any way and that there will be no loss of light from the development.

Scale

The new dwelling will be single storey, reflecting the scale of the neighbouring properties at 19 and 20 Scotts Way. All other neighbouring properties to the West, on Scotts Way, and the North, on Maidstone Road, are two storey dwelling houses. The bungalow's footprint will sit comfortably both within the plot of land and within the street scene. In terms of height, footprint and spacing between buildings, the proposal is in keeping with the surrounding area and will not look incongruous in any way. The new property will not detract from, or be detrimental to, the current street scene.

Appearance and Design

The existing housing stock on Scotts Way is predominantly 1960's, built from red bricks, with red / brown concrete roof tiles and white PVC-u windows. Some of the properties have painted over the external brickwork in shades of white and cream and some, neighbouring the development site, have elements of red tile-hanging to the front, upper elevations. The new bungalow has been designed to blend in seamlessly with the surrounding area, by using high quality, sustainable materials that match those used locally. It is anticipated that the new dwelling will be built from red brick, with the use of red vertical tile-hanging detailing to the front elevation. Roof tiles will be red / brown to match those seen locally and windows will be white PVC-u double glazed units. It is, therefore, believed that the new dwelling will sit comfortably within its surroundings and will blend in seamlessly with, and complement, the existing housing in the local area. The removal of high-level, closeboard fencing and double timber gates, to the front of the development plot, will open up this corner of the cul-de-sac and provide a much improved street scene to that seen currently. The addition of soft landscaping to the front of the property will also further ensure the bungalow blends in comfortably to its surroundings, to appear as though it has always been a part of the band of bungalows at the head of the cul-de-sac.

The design of the new property has taken into consideration the necessity to incorporate crime prevention measures. Windows to the front elevation, as well as glazed elements to the front door will provide a direct view onto the street and the property's driveway. The existing 1.8m closeboard fencing to the North, West and East boundaries will be retained and upgraded, where necessary and a secure, lockable gate will be provided between the Western boundary and the flank wall of the property, to ensure direct, secure access to the rear garden. In addition, the proposed dwelling will be built in accordance with Part Q of the Building Regulations, providing enhanced security measures, in order to aid in the prevention of crime.

Landscaping

Existing boundaries to the development site consist of natural coloured, close board fencing, which is approximately 1.8m in height. A pair of 1.8m high timber gates provide access into the site from Scotts Way itself. It is proposed to retain the existing fences to all but the front boundary and upgrade any, where required. The rear garden will be laid to lawn and, as well as providing a small area of lawn to the front of the new property, there is scope to provide some additional new soft landscaping here.

Access and Sustainability

In terms of the wider accessibility to and from the site, the proposed development is located within an established residential area, in the defined settlement of Riverhead. Riverhead is well connected in terms of both roads and public transport, as it lies between the M25 / M26, A21 and A25, which provide routes into London, the Coast and Tonbridge. The site lies midway between two mainline train stations, with Dunton Green Station being approximately 18 minutes walk away and Sevenoaks Station being approximately 20 minutes walk. Frequent services operate to various London stations, local large towns, such as Tonbridge and coastal towns, such as Dover. Regular bus services operate to the towns of Sevenoaks and Tonbridge, with bus stops being located on the London Road, within a short walk from the development site.

There are a number of small, independent shops and service businesses situated on London Road, within a 5 minute walk of the proposed bungalow, including a coffee shop, take away restaurants, barbers, newsagents/convenience store and dental practice. The local library is also found on London Road, adjacent to this small shopping centre and a large Tesco superstore is located to the north of Scotts Way, approximately a 7 minute walk. There are a number of primary and secondary schools within the local area, with dedicated school bus services operating during term time to the secondary schools. The nearest GP surgery is also approximately 20 minutes walk from the site. In addition to the shops and services within the local area, public, open amenity space is available at the Sevenoaks Wildlife Reserve (20 minute walk) and Bradbourne Sandpits Recreation Area (10 minute walk).

The proposed development would offer short term economic benefits to the local area during the build process, by using local trades and crafts-people. Furthermore, future occupants will be able to make use of the local facilities and shops and make an ongoing, positive contribution to the viability of these businesses.

In terms of environmental impact, the proposed dwelling will be built to a high standard to ensure it is thermally efficient, reducing heat loss and minimising solar gains. All light fittings will be low energy and water efficient sanitary/kitchen fittings will be incorporated into the building.

The new house will be designed to allow for disabled and wheelchair users to access the property with level thresholds. Externally, the car parking area will comprise a hard-standing surface to facilitate easy access for disabled occupants and visitors. The proposal will be compliant with Part M (Access) of Building Regulations.

The existing dropped kerb onto Scotts Way will be retained and used to provide vehicular access to the proposed driveway.

Use

The proposed residential use will be in accordance, and consistent with, the surrounding residential properties in Scotts Way.

Planning Policy

This application should be determined in accordance with Sevenoaks District Council's Core Strategy and Allocations and Development Management Plan, as well as the National Planning Policy Framework (NPPF).

Policy LO1 – Distribution of Development - Sevenoaks' Core Strategy 2011

Policy LO1 states:

- *Development will be focused within the built confines of existing settlements. The Sevenoaks urban area, which includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green, will be the principal focus for development in the District in accordance with Policies LO2 and LO3.*

Policy LO2 – Development in Sevenoaks Urban Area - Sevenoaks' Core Strategy 2011

Policy LO2 states:

- *In Sevenoaks provision will be made for approximately 1,330 dwellings (2006-2026) on a range of sites suitable for residential use within the urban area.*

The application site is located within the built confines of Riverhead in Sevenoaks and sits at the head of a residential cul-de-sac between existing dwelling houses and bungalows. It is currently an unused, overgrown area of land, which houses a timber shed, which was

historically used for residential storage purposes. The proposal for a detached, single storey dwelling would, therefore, accord with Policies LO1 and LO2 in terms of location and the proposed residential use of the site.

Policy SP1 – Design of New Development and Conservation - Sevenoaks' Core Strategy 2011

Policy SP1 states:

- *All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.*

In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.

New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.

The proposed new bungalow has been designed to blend in seamlessly within its surroundings and appear as an extension of a small row of link-detached bungalows to the East of the site. All materials have been selected from a palette of materials that can be seen within the local area and, specifically, on neighbouring properties. The proposed dwelling will be a vast improvement on the current street scene, where closeboard fencing and a tired looking shed dominant the view at the head of the cul-de-sac from Scotts Way. By removing the front boundary fence and including soft landscaping to the front of the proposed dwelling, the site will be much more open and attractive and, as such, the proposals accord with Policy SP1.

Policy SP7 - Density of Housing Development - Sevenoaks' Core Strategy 2011

Policy SP7 states:

- *All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated.*

The building plot is of a similar size and shape to the neighbouring bungalows' plots. Whilst the footprint of the proposed bungalow is consistent with numbers 19 and 20, it also sits comfortably within the plot and provides a functional internal layout. As such the character of the area will not be compromised, nor will the new dwelling look out of context within its surroundings. It is believed that the proposals accord with Policy SP7.

Policy SC1 – Presumption in Favour of Sustainable Development – Sevenoaks' Allocations & Development Management Plan 2015

Policy SC1 states:

- *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.*

As demonstrated throughout this document, the proposal site lies within an existing residential area, within the built confines of Riverhead, Sevenoaks. It is within a sustainable location with good transport links and access to local shops and services. The development itself would greatly improve the street scene and will make best use of an area of land which is currently unoccupied and unsightly. As such, the proposals are in accordance with Policy SC1 and the requirements of the NPPF.

Policy EN1 - Design Principles - Sevenoaks' Allocations & Development Management Plan 2015

Policy EN1 states:

- *Proposals which would create high quality design and meet the following criteria will be permitted:*
 - a) *the form of the proposed development would respond to the scale, height, materials and site coverage of the area;*
 - b) *the layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;*
 - c) *the proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;*
 - d) *the proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;*
 - e) *the proposal would incorporate, within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and Green Infrastructure should be designed in a way that avoids or mitigates any potential harm;*
 - f) *the design of new buildings and the layout of spaces, including footways, car and cycle parking areas, would be permeable and provide connectivity with neighbouring areas.*
 - g) *new development would be inclusive and where appropriate make satisfactory provision for the safe and easy access of those with disabilities; and*
 - h) *the design of new developments would result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour.*

Where appropriate, new developments should include infrastructure that meets modern communication and technology needs and restricts the need for future retrofitting. Such infrastructure should include Broadband, high speed internet cabling, digital TV cabling

and provision of a power supply that would support green technology initiatives such as in home electric car charging points.

Subject to the above considerations development should make efficient use of the land on which it is proposed. Where appropriate, proposals should include details and strategies for the effective management and maintenance of sites following their completion.

It is believed that the proposals are in accordance with Policy EN1, as the new dwelling has been designed to align with the neighbouring bungalows in terms of height, scale, positioning within the site and proposed materials. The development will make efficient use of the land available, whilst providing a good standard of living for future occupants in terms of room sizes, natural light and amenity space. At the same time, the design and siting of the building respects the amenity and privacy of occupiers of the neighbouring houses and bungalows, to ensure there is no detrimental effect on their standard of living. Soft landscaping to the front of the property, with a private turfed garden to the rear will soften the site and adequate off-street parking will be provided to ensure the development does not compromise the parking arrangements within the cul-de-sac. Security measures and suitable inclusive access and landscaping arrangements have also been discussed earlier within this document.

Policy EN2 – Amenity Protection - Sevenoaks' Allocations & Development Management Plan 2015

Policy EN2 states:

- Proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in, and is not located in areas where occupiers of the development would be subject to, excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.*

It has been demonstrated throughout this document that the layout, siting and footprint of the new dwelling will not compromise or have a detrimental effect on either the future occupiers of the property, nor on the existing owners/occupiers of the neighbouring properties. Consideration has been given to levels of light, overlooking and privacy throughout the design process and it is believed that the proposals accord with Policy EN2.

Justification & Conclusion

In summary, it has been demonstrated that the development of this plot of land will not prove detrimental or harmful to the surrounding area. The new bungalow has been designed to blend in seamlessly within its surroundings and, as such, will appear as a continuation of the small band of link-detached bungalows at the head of Scotts Way. By removing the existing closeboard fencing and double gates to the front of the site, which currently dominant the view as you approach the head of the cul-de-sac, and leaving this area open with new soft landscaping, the street scene will be much enhanced. There will, therefore, be no negative or detrimental impact on the surrounding area or the neighbouring properties.

The proposed design and siting of the new dwelling takes into consideration the need to protect the amenity of the neighbouring properties and the future occupants of the new dwellings. Suitable, private amenity space has been provided for the proposed bungalow and the internal layout has been designed in such a way as to avoid overlooking into the surrounding properties. Careful consideration has been given to parking arrangements to ensure ample off-street parking is provided and that no on-street parking will be necessary.

On the basis that the proposed scheme is considered to be entirely appropriate in design and access terms and in accordance with national and local planning policy, as demonstrated throughout this statement, we would respectfully ask that the application be supported by Sevenoaks District Council.

Appendix A

Site Photographs



*View taken from the front of the site,
looking towards the rear boundary.*



*View taken from the rear of the site,
looking towards the front and East
boundaries.*



View taken from the rear of the site, looking towards the front boundary.



View taken from the East of the site, looking towards the West boundary.



View taken from the West of the site, looking towards the rear boundary.