

Design & Access, Sustainability & Planning Statement

Description : - Erection of detached 3 bedroom house with associated access.

Site Address : - 17A Barden Park Road
Tonbridge
Kent
TN9 1XD

Applicant : - Ms Gillian Ivory

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1. Introduction

1.1 This statement has been prepared on behalf of Ms Gillian Ivory. It accompanies a detailed planning application in respect of the erection of a detached dwelling to replace the existing bungalow at 17A Barden Park Road, Tonbridge, Kent, TN9 1XD.

1.2 The application has been prepared in accordance with Tonbridge and Malling District Council's Local Validation Checklist and accompanying this planning, design and access statement is the following statements, forms and application plans.

- Site location plan, Photos and Existing Layout Plans - GB/JI/01
- Proposed Plans and Elevations - GB/JI/02 rev B
- Existing Ground Floor Plan – GB/JI/03
- Planning Application Forms & Ownership Certificate.

2. Site Context

Application site

2.1 The application site is located on the South side of Barden Park Road, the site forms part of the existing grounds to 17A Barden Park Road which itself is a single storey traditional built dwelling, which is very unusual in its style and design, with neighbours describing it as somewhat of an eyesore. The property has fallen into disrepair and is considered by the current owner to be uninhabitable due to structural issues and rodent problems.

2.2 The application site comprises 0.023 hectares and is roughly triangular shape, having a depth of 23 metres and a maximum width of 17.3 metres. The topography of the site is generally flat but elevated from the road by around 0.9 meters, given the overall distance of the site this increase is not significant in the context of this site.

2.3 There is currently only a soft boundary to the elevation that fronts to road, with no significant trees on the site.

The Surrounding

2.4 The general street scene along Barden Park Road is of 3 to 4 bedroom semi and terraced dwellings of traditional vernacular consisting of face brickwork elevations, areas of tile hanging under plain tile roofs.

2.5 The application site faces Barden Park Road, and has access via a short walk (11mins) to Tonbridge High Streets amenities which is even quicker if you walk through the park itself, as well as the main line train station 0.5 miles away that provides links to London and the South Coast. There is even a bus stop directly opposite the site, putting it on bus route.

3. Relevant Planning History

The Site

3.1 There is an application ref 99/00437/FL decision date 6th May 1999 which was associated to 17 Barden Park Road for 'use of annex as a separate and self-contained dwelling' That annex is the applicants site being 17A Barden Park Road. An extension was granted 25th April 2000 for the annex under ref TM/00/00518/FL, this was implemented.

The Surroundings

3.2 We cannot see any planning history for any new dwellings along Barden Park Road, but certainly for various extensions to existing dwellings.

4. Planning Policy

National Planning Policy Framework

4.1 Sustainable development lies at the cornerstone of all planning policy, as set out in Section 39 of the Planning & Compulsory Purchase Act 2004 clearly demonstrates. The National Planning Policy Framework (NPPF) was published in Feb 2019 and affirms the presumption in favour of sustainable development.

4.2 The NPPF identifies three dimensions contributing to sustainable development, economic, social and environmental.

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4.3 Paragraphs 59, and 63 of the NPPF sets out the Government's key housing policy objectives.

"59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount

5. Development Proposal

Policy Compliance

5.1 In accordance with the NPPF there is now a presumption in favour of sustainable development. Paragraph 11 confirms that when determining planning applications this means approving development proposals that accord with the development plan.

5.2 The application site is situated in a Category 1 settlement where the majority of new development is to take place on previously developed land, and where a high standard of design is expected, alongside protecting the character of areas. The proposed development in terms of its location found within the built up area of Tonbridge is therefore in compliance with the NPPF.

Character & Appearance

5.6 It is accepted that the thrust of the NPPF is to promote sustainable development, but given that greater weight should now be afforded to character, efficient use should be measured not just by density but by the efficient use of land balanced against local character.

5.7 Policy DP26 states that new development must reflect and respect the character, setting and context, including those features that contribute to local distinctiveness. The design should be appropriate in terms of scale, form and design. The proposal should not significantly harm the amenities and privacy of occupiers of neighbouring properties.

5.8 The character of Barden Park Road has quite distinct and unique characteristics, featuring mostly semi and terraced houses set within medium plots with houses well separated from each other. The verdant and leafy context serves to further emphasise the pleasantly low density and tranquil sylvan nature of the area.

5.9 Frontage widths and plot sizes are important in that they help define the character of an area from the road and also give context to the setting of the dwellings within the plots. Weight should be given to the maintenance of such widths when assessing character. Another main key characteristic of the area is the relationship of the dwellings within their plots, the predominate feature being good distances between the boundaries and between dwellings.

5.10 The plot width and depth would be commensurate with the surroundings area in particular many of the dwellings located along Barden park Road. Regard has also been given to the topography of the land and as such the ridge height and eaves when compared to 17 Barden Park Road itself is lower.

5.11 The proposed materials would be

Roof - plain roof tiles

Main Brick – face brickwork to be agreed via condition

Windows – white upvc

Fascias and soffits - White fascia and white soffit

Downpipes and gutters - half round black upvc

5.12 Therefore to conclude on character the proposal would reflect and respect the character, setting and context, including those features that contribute to local distinctiveness and would be appropriate in terms of scale, form and design and as such would comply with policy.

Access & Parking

5.19 It is proposed to utilise the existing site access and dropped kerb to the applicant site. The Parking Standards Supplementary Planning Document (SPD) of Kent Highways sets out that the minimum parking standard for dwellings of 3 bedrooms would be 2 spaces allocated plus 2 Cycle bays, which our proposal demonstrates is achievable, and thus meets the requirement.

Trees

5.20 There are no trees on or adjacent to the site with a distance of influence to concern ourselves with.

6. Conclusion

6.1 The application site is situated in a Category 1 settlement where the majority of new development is to take place on previously developed land, and where a high standard of design is expected, alongside protecting the character of areas. The proposed development in terms of its location found within the built up area of Tonbridge is therefore in compliance with the NPPF.

6.2 The scale of development is sympathetic to the surrounding character. The use of high quality materials will provide the completed development with an established feel, making it attractive to occupiers and also ensuring that the proposal will respect and reflect the character, setting and local context including features that contribute to local distinctiveness in accordance with local policy.

6.4 There would be no unacceptable overlooking or overpowering affect arising from the dwelling and as such the proposal would comply with Policy.

6.5 There are no trees on the development site to concern the proposal with.

6.6 It has been demonstrated in this planning, design and access statement that there are no policy or development management reasons for refusing planning permission for this development.