

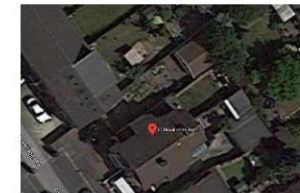
DESIGN AND ACCESS STATEMENT

ADDRESS Land Adjacent to 60 Brooklands Road, Romford, RM7 7EB

PROPOSAL Erection of a one bedroom two-storey dwelling

APPLICANT Linus Nwanemuogh Esq.

ISSUE 19th August 2020



Introduction

Planning permission is being sought for a new detached two storey dwelling on land to the side of 60 Brooklands Road, Romford.

The application site is situated to the eastern side of Brooklands Road and effectively forms the access for a single storey outbuilding to the rear garden of the site.

The host property comprises one half of a semi-detached pair of two storey dwellings in a road that includes a mix of houses in terms of size, scale, character, age and appearance. The surrounding area is predominantly residential and includes a mix of detached, semi detached and terraced dwellings.

Description

Planning permission is sought for the construction of a one bedroom, 2 storey detached dwelling.

In common with other properties in Brooklands Road there will be no allocated parking on the site and a S106 Agreement to stop residents applying for a residents parking permit will be acceptable.

The proposed dwelling is of traditional design with finishes that compliment the area. It is of high quality design and complies in all respects with the London Plan Technical Housing Standards.

Accommodation comprises a ground floor cloak room, combined living/dining and kitchen area and the first floor holds a double bedroom and bathroom.

The front garden will be laid over to SUDS compliant permeable finishes and the rear will be finished in a patio area and grass. This will be subject to the normal condition.

The proposed building would measure 4.73m in width x 7.88m deep with a height of 7.81m to its ridge. The front wall of the building follows the existing building line

The internal floor area would be 60.5 sq. m.

Materials include face brick, white uPVC windows and eaves, black rainwater goods and grey roof tiles.

Policy

LDF

CP01 - Housing Supply

CP17 - Design

DC03 - Housing Design and Layout

DC33 - Car Parking

DC61 - Urban Design

DC72 - Planning Obligations

SPD09 - Residential Design SPD

OTHER

LONDON PLAN - 3.3 - Increasing housing supply

LONDON PLAN - 7.4 - Local character

LONDON PLAN - 8.3 - Community infrastructure Levy

NPPF - National Planning Policy Framework

Principle of Development

The site lies outside the Metropolitan Green Belt, Employment Areas, Commercial Areas, Romford Town Centre and District and local Centres. The principle of residential development is acceptable in land-use terms and the provision of a replacement dwelling is consistent with PPS3 which encourages high quality residential development with access to a good range of facilities. Re-use of previously developed land is also encouraged.

Policy DC2 states that new dwellings should reflect its locality. The local housing stock comprises two storey detached dwellings, with no off street parking but the proposal includes one space for parking on the front. Parking in front of No. 60 will be retained.

Design, impact on Street and Garden Scene

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Local policies CP17 and DC61 of the Core Strategy 2008 accord with the aims of the NPPF in requiring development to have high quality, maintain or improve the character and appearance of the area and respond to distinctive local building forms and patterns.

The proposed building will be detached from the donor house and follows eaves, ridge and window lines of adjacent properties. This will retain the balanced appearance of the adjacent semi detached houses.

Quality of Accommodation

The donor dwelling will not be affected by the proposed new property. There are no windows in No. 60 that are affected by the new house.

Internal accommodation of 60.5 sq. m exceeds Technical housing standards For a 1b2p two storey house which requires 59.5 sq m.

The property is designed in accordance with Lifetimes Homes standards and will offer practical and adaptable space.

Impact on Amenity

There are no windows in the flank wall. There are no overlooking issues.

The rear garden is a useable shape and is 90sq m in size. Landscaping will be subject to condition and laid over to paving and grass.

The donor house retains a rear garden of 67 sq. m.

The proposed dwelling would not have an unacceptable impact on the neighbouring property No. 1 Ivey Villas to the north west of the application site.

To the rear of the application site there is a pair of semi - detached dwellings numbers 35 and 37 Medora Road. There is a single storey outbuilding that sits along the rear boundary of the application site backing onto the rear garden of number 37 Medora Road. This building will be removed and the area given over to amenity space for the proposed dwelling. This would improve the relationship between buildings given the separation distance of some 28m between the dwellings.

Brook Lodge is a three storey flatted development to the north east of the application site. It would be separated from the proposed dwelling by approximately 21m and there would only be limited views to the building which would not be harmful in terms of privacy or visual intrusion.

There are no flank windows on the donor property. There will be a gap between the new dwelling and the host property of 600mm at the front widening to 3.2m at the rear of the host dwelling. Internal alterations are also being carried out to the host dwelling that will mean that all rooms at the rear will benefit only from windows in the rear elevation, facing north east

Highways

The Location has a low PTAL of 1a in the Base year but is directly adjacent to an area with a PTAL rating of 3, increasing to the best rating some 250m away. Houses along Brooklands Road do not rely on off street parking and the application seeks to enter into a S106 restricting parking permits. Two parking spaces are provided. One sits slightly in front of the new house but the internal arrangement and windows ensure that there is adequate privacy retained. It is considered that one parking space per property is adequate and it is also in line with or better than other properties in Brooklands Road.

S106

The applicant confirms that an Education Contribution of £6,000 would be acceptable together with the MCIL and HCIL should planning be approved and will also pay the MCil and HCil.

Conclusion

The proposed development is of high quality design and complies with national and local policy. The development will not be harmful to the amenities of the host property or lead to loss of light or overshadowing. The property will make best use of an existing brown field site and incorporates sustainable features including a green roof, high levels of insulation and adaptable accommodation.

