

DESIGN AND ACCESS STATEMENT

FOR

1 ASTOR AVENUE

ROMFORD

ESSEX RM7 9JH

Introduction and Background

This document is an integral part of the planning application submission for 1 Astor Avenue, Romford, Essex RM7 9JH. The proposal comprises of Single Storey Side/Rear extensions and replacement of detached garage to the rear.

Existing Site

The application site is situated within a residential area. The property is neither located within a Conservation Area nor is the building listed.

The site concerned is a two-storey semi-detached property with a rear detached garage, which has an existing access off Lonsdale Avenue. The existing dwelling is finished with painted render and benefits from a loft conversion with a rear dormer.



Planning History

No planning history exists for the site.

Proposed Development

The proposed development is for the Single Storey side and rear extensions. The proposal also includes replacement of an existing detached garage to the rear of the property. This planning application is supported by a full set of detailed drawings.

Pedestrian access from the front entrance for the development will not change. Pedestrians can access to the development from the footway of Astor Avenue. Adequate footway provision is available on all adjoining roads on the approach to the site, in reasonable order and subject to adequate street lighting. Local shopping amenities are at a short walk from the proposed scheme.

The overall design has been carefully developed not only to minimise the impact on the surrounding area but provide a positive enhancement within the local context. The choices of materials and colours will be chosen to be in keeping with and appropriate to the context. The appearance from the road will be largely unaltered and there will be no

negative affect on the quality and character of the Area. The internal planning keeps the basic existing use arrangement.

The existing detached garage already benefits from a drop crossing from Lonsdale Avenue. Therefore, there are no changes proposed to the access arrangements from the public highway for the replaced garage.

The collection of waste and recyclable waste arrangements will also remain as existing.

Overall, the proposals presented in this planning application complies with the requirements of the strategic policies of the Borough's Local Plan, London Plan and National Planning Policy Framework (See below).

National Policy – National Planning Policy Framework (NPPF)

The National Planning Policy Framework was published in February 2019. This is a key part of the Governments reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

The NPPF does not directly address the matter of dwelling design or residential amenity but at section 12 it does set out some general common-sense principles, providing basic direction to achieving good design outcomes.

1. Havering BC Adopted Local Plan

The recently adopted Local Plan is the key document upon which the Council's decisions on planning applications are made unless there are significant matters (material considerations) that indicate otherwise. The proposals seek to make the most effective use of the land and in accordance with the policy 7 (See below), which seeks to ensure any development would have an acceptable impact upon the character of surrounding areas.

Policy 7: Residential design and amenity

Residential development should be of a high design quality that is inclusive and provides an attractive, safe and accessible living environment for new residents whilst ensuring that the amenity and quality of life of existing and future residents is not adversely impacted.

To protect the amenity of existing and future residents the Council will support developments that do not result in:

- i. Unacceptable overlooking or loss of privacy or outlook;
- ii. Unacceptable loss of daylight and sunlight; and
- iii. Unacceptable levels of noise, vibration and disturbance.

To ensure a high-quality living environment for residents of new developments, the Council will support residential developments that:

- iv. Meet the National Space Standards and the London Plan requirement for floor to ceiling heights;

- v. Are sited and designed to maximise daylight and sunlight;
- vi. Incorporate an appropriate level of high quality, usable green infrastructure and amenity space that is designed to be multi-functional and offer a range of environmental benefits and leisure and recreation opportunities;
- vii. Provide both balconies and communal amenity space in flatted schemes; and
- viii. Maximises the provision of dual aspect accommodation unless exceptional circumstances are demonstrated;

In any development affordable and market housing will be expected to have the same external appearance and equivalent amenity in relation to views, daylight, noise and proximity to open space.

Trees

No trees or vegetation of high public amenity value will be lost from the site as a consequence of the proposed development, either in immediate terms or in terms of damage causing terminal decline over a long period of time.

Conclusion

The proposed development is for the side single storey extensions with replacement of an existing detached garage. The proposal respects the character and appearance of the existing dwelling and not causing harm to the residential amenities of the occupiers of the neighbouring properties. It is located within a residential area, and the nature of the development proposed provides true potential of the site.

The proposed development would comply with the objectives of the NPPF and all directly relevant local area policies and no interest of acknowledged importance would harm by it. We therefore seek the support of Havering Council in relation to this Planning Application, and the Council is at liberty to impose any conditions it deems reasonable and necessary to ensure satisfactory development.
