

DESIGN AND ACCESS STATEMENT FOR PROPOSED DEVELOPMENT OF TWO NUMBER SEMI DETACHED DWELLINGS ON LAND AT REAR OF NUMBERS 15 AND 17 CARLISLE ROAD ROMFORD

The previous scheme for development to the rear of number 17 only was refused under planning reference P0648.23 in June 2023 for 3 reasons and we below set out changes directly against reasons that have now been made to overcome these reasons

1 . The single dwelling has now been made into a pair of semi-detached properties and has now been reduced from 11.7m to 10.8m thus alleviating the narrowness concerns raised. Through a symmetrical front design and the increased width by the addition of a further property also now overcomes the so called isolated ,incongruous and visually cramped complaint by the council views on the previous scheme .This elevation now sits with ease into the current street scene which contains pairs of semis previously approved in rear garden developments undertaken in Kings Grove.

The development would significantly increase the prominence and upgrade of the existing run down street scene which contains miscellaneous disrepair outbuildings to Kings Grove ,so in no context can planning advise that this is contrary to HLP Policies 7,10 and 26 and fully complies to paragraph 130a of the Nppf as it will add to the overall quality of the area and with two properties will add and establish a strong sense of place.

2 . The new scheme alleviated item 2 of the decision complete by removal of any flank windows thus complying with HLP Policies and the Nppf paragraph.

3 . it must be correctly pointed out to Planning that the present car parking for the donor properties are both permit parking to Carlisle Road and not as within their report .The rear units are not garages but sheds and neither could have vehicles within or to the front due to the sizes of each .

Both residences pay parking to the council for the use of Carlisle Road parking to the front

4 . the new scheme offers up two new properties for Market to house 3 p 2 bed dwellings each with off street parking ,bike stands and separate refuse facilities along with good sized amenity spaces to each

5. The scheme will achieve and meet building regulations requirement part M2(2) with level access entry ,900mm wide walkways and doors .Meeting internal space standards and will with this achieve 10% part M4(3) FOR ACCESS