

Design and Access statement coupled with Planning Statement for proposed One Bedroom Self Contained Flat at land to rear of 127 Wennington Road

Planning has been approved for the shell unit of the subject of this application under P0302.14 for storage area to the shop.

The application then submitted planning P008.16 for a one bedroom two-person self-contained flat which the council refused and went to appeal and the inspector upheld the council's decision. During this period the applicant went ahead and fitted out as a two-person flat.

Enforcement was involved during late 2019 and a further application P1928.19 and the council again refused and following appeal which was upheld in the councils favour no further activity was undertaken on the site.

The councils' main issues were the internal space standards for a 2p flat were not achieved and lack of amenity space.

The new scheme now submitted is for a reduced one-person self-contained flat having its own private amenity space which meets internal space standards and indeed exceeds these as well as provision of secured private amenity space which will be above standards and provide good outlook to the flat ,Planting and bike stands will also be provided .Bedroom size is above designed parameters something that the inspector used as upholding the council's decision .

The scheme submitted will not have off street parking for two reasons being only one occupant and they would have secured bike stands for this.

But primarily the fact that green open spaces are within easy walking distances of the flat to name a few these being

Brook way open space and play area within 300m of the site

The Glen open space and play area within 700m of the site

Rainham Leisure Centre is within 400m of the site with all its facilities

The River Ingrbourne and its vast open walking space is within 800m of the site

The Broadway with a shopping parade as well as a Tesco's superstore are within 6-700m of the site

Wennington road is served by a main Bus route and there is a stop outside number 127

Rainham station is within 300m of the site to access main lines throughout.

All these facilities mitigate the need for off street parking to this application as it will also only be a one person one bedroom flat moving forward.

The council stated that the flat would be out of place and heavily built onto the plot, but the new scheme has allowed for amenity space and being on low level ground only sits within the street scene with acceptability.

It should also be noted that entrance to the first-floor flat is also via the side road and has neither off street parking nor private amenity space afforded to it.

The inspector also raised issue with possible noise from the shop, so we have factored into this additional sound block protection to the adjoining wall to mitigate this issue completely

So, this application is put forward with heavy revisions to appease issues raised by both the council and the inspector