

Design & Access Statement

Use

The proposal is to extend the existing commercial space at ground floor of no.4, extend the existing residential use at 1st floor of nos.4 & 5, and extend the attic space of nos. 4 & 5 by adding dormer windows to be used as residential space.

Permission is sought for the commercial space is to have Planning Use Class E - Commercial, Business and Service:

E(a) Display or retail sale of goods, other than hot food

E(b) Sale of food and drink for consumption (mostly) on the premises

E(c) Provision of:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality

E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink.)

E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

E(f) Creche, day nursery or day centre (not including a residential use)

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions,

E(g)(ii) Research and development of products or processes

Amount

The existing shop at no.4 is 52sqm gross internal, which would be increased to 68sqm (16sqm increase). The existing shop at no.5 is reduced from 88sqm to 86sqm gross internal, a loss of 2 sqm to allow for the new internal staircase. The gain in gross retail space is 12 sqm. The existing rear extension to no.5 is reduced by 1.5m to allow for 4 parking spaces perpendicular to the access drive. A 5th parking space is provided behind the existing extension to no.4 which is not being extended.

The existing residential space at 1st floor is 57sqm over each shop (114 sqm total). This is extended to 222 sqm total, including 30 sqm within each attic. The total increase is 108 sqm. The front part of the existing flats at 1st floor are extended into the attic to form 2 x 2 bed/3 person flats at 69 sqm each, and and the rear parts are extended to form 2 x Studio flats at 41 sqm and 43 sqm.

Layout

The existing stairs within each shop are removed, and a new external common stairs is added to the rear within the existing shell of no.5 to the flat entrance doors at 1st floor. The front parts of the existing flats are used living area with a bedroom being added to each attic. The rear Studio flats over no.4 extends uses the existing rear wing and a central extension away from the boundary to no.3. This ensures that a 45 degree line of vision taken from the 1st floor window of no.3 will not be obscured by the development. The Studio flat over no.5 does not extend above the roof line of no.6 abutting it, and is 1,5m back from the rear elevation of no.6 at 1st floor so there are no overlooking issues. Interan lbin and cycle stores are provided at ground floor.

Scale

The scale is within that of the existing buildings. The 1st floor extensions follow those previously erected on neighbouring property, and the roof extension is identical to that approved and built over no.3.

Landscaping

There is no soft landscaping proposed. The division of the roof terrace into designated areas for the flats will allow residents to add contained plants as they wish.

Appearance

The rear extension is a simple rectangular form with classically proportioned opening simialr to those in no.3. The new walls will be rendered, with grey frames to the windows and grey fascias to the flat roof above. The dormer windows match those installed at no.3, with flat roofs over 2 windows separated by a tiled panel.

Affect on Neighbours.

No 1st floor extension adjacent to the boundary ensures no adverse affect on the flat above no.3, and the flat above no.6 extends beyond this proposal so its outlook will not be altered, and its windows will not be visible from those proposed above no.5. The houses in School Close are more than 21m distant.

Access

The vehicular access and hardstanding are retained and an area is allocated for car parking, providing 5 spaces facing a manoeuvring area off the access drive, 1 allocated for each flat and 1 designated for the retail areas. The turning area will also allow delivery vans to the retail units to pull off the access drive and prevent blockages The bin store and cycle store will be accessible at existing ground level.



Planning Statement

Planning History

- 2021 0246. Conversion & extension of upper parts of no.4 to form 2 flats. Refused 30.06.2021
- 1986 0356. Change of use of ground and first floor to offices. Permitted 21.07.1986
- 1985 0875. Installation of new shopfront Permitted 22.01.1986
- 1958 0031. Use of premises for the boarding, training and breeding of dogs. Refused 05.03.1958
- 1953 0281. Use of shop for sale of birds and aquaria Permitted 09.12.1953

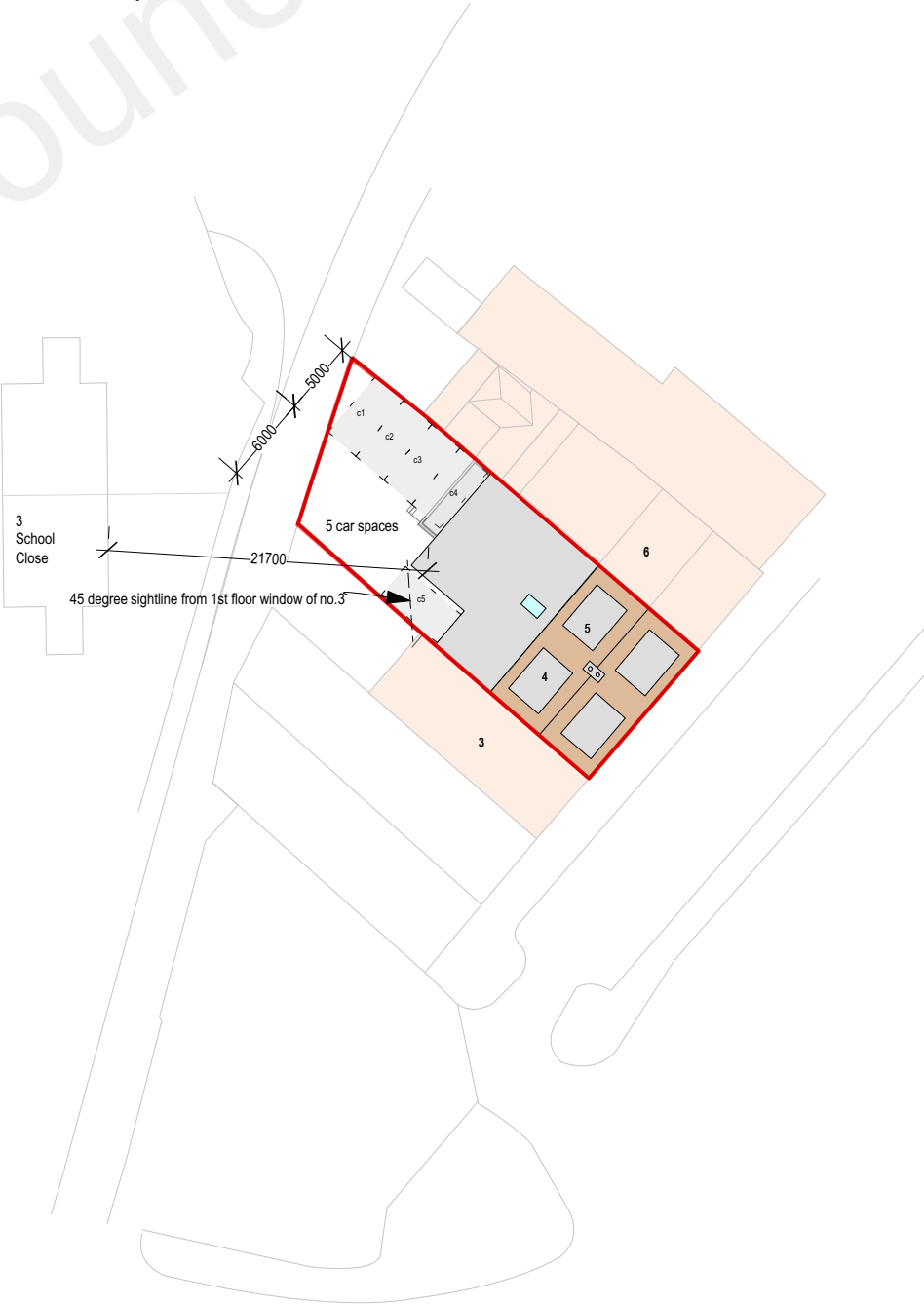
- 2021 0246 was similar to this proposal but only involving no.4, and was refused for the following reasons:
1. The proposed front and rear dormers are unacceptable in terms of their design, in particular their excessive size, and off-centre positioning and fenestration
 2. The proposed development would result in a poor and cramped living environment for future occupants as a result of the small size of the 1 bedroom flat.
 3. The excessive depth of the two storey rear extension is considered to be unacceptable and would have an overbearing impact on the neighbouring flat at No. 3, harming the outlook of this property at the rear.

- 2021 1207 was refused but responded to the reasons for refusal of 2021 0246 as follows:
- 1 The front and rear dormers were reduced to match the size of those approved at no.3.
 - 2 The areas of the proposed 1 person & 3 person flats matched the minimum in the Nationally Described Space Standards
 - 3 The 1st floor extension was reduced from that refused to not affect the amenity of the 1st floor flat at no.3

- It was refused on the following grounds:
1. The rear of property is incongruous and unacceptable, in design terms, in particular, staggered roof lengths, with gable pitch roof design and external staircase would harm the character and appearance of the application building and surrounding area
 2. The creation of the roof terrace to the rear, at first floor, would contribute to a poor layout of the site and harms the living environments/privacy of future occupants of studio flats 4A and 5A to the rear and also the privacy of the residents living in the accommodation above no. 6 The Parade.
 3. The proposed development would, by virtue of the quantum of residential accommodation proposed, the overall congruous design to the rear, the harms to amenity, overall lack of adequate off street parking provision and cycle storage provision amounts to the overdevelopment of the site.

This scheme responds to these reasons for refusal as follows:

- 1 The whole rear extension has been redesigned to closely follow that of no.3, with a simple rectangular form with internal stairs, no terraces, and a flat roof over.
 2. The flat roof terraces have been removed. The rear of no.4 has not been extended next to no.3, and the existing ground floor extension at no.5 has been cut back 1.5m, widened, and increased to 2 storeys. The residents of no.6 will not be able to see the proposed windows in no.5.
 - 3.The footprint has been reduced to allow 5 parking spaces. The existing areas over the shops facing The Parade have been redesigned to provide 2 generous 1 bed flats, rather than 2 bed flats as previously proposed, so the residential content is now 2 x 1 person studio flats and 2 x 2 person 1 bed flats. They will have 1 allocated car space each, leaving 1 space for the retail area. All spaces adjacent to walls are 2.7m wide.
- This is a much simpler scheme, including separate refuse & cycle stores and increased parking for less bed spaces.



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PROJECT; 4 & 5 The Parade Meopham DA13 0JL			
TITLE; Design, Access & Planning Statement			
SCALE; NTS		DATE; 12/21	DRAWN;GB
DRAWING NUMBER		21-29-19	

