

**PLANNING, DESIGN & ACCESS STATEMENT
(Re-Submission)**

**THE CONSTRUCTION OF A SINGLE STOREY,
1 BEDROOM 2 PEOPLE HOUSE**

AT THE REAR OF 15 Harden Road, Northfleet KENT DA11 7HE

For
Mr Musa Cicek

Prepared by
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15 Harden Road
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REF: 100
May 2023

1.0 INTRODUCTION

No 15 Harden Road is a semi-detached house which has a large garden to the back and front located in residential area.

The owner would like to build a one bedroom single storey house at the rear of his existing house. As set out below it is believed that this can be achieved without any adverse effect on the streetscape, or the amenity of the neighbours, and still leave a good sized garden for the existing host property.

It is my view that the proposals is a good quality residential unit, with an attractive appearance that will enhance the appearance of the area, and will not cause any harm to the amenity of neighbours.

Unfortunately the Council did not support the original application (Council Ref: 20220619) made in June 2022. It is my view that those refusal was unreasonable; however I could see how some of the issues could be addressed or clarified. I would like to close down the issues raised on the refusal and gain consent. This application therefore revises the scheme with a rather smaller scheme with a low pitch roof finished with a flat roof to bring the height down to minimise the effect on neighbour's gardens as it was one of the concerns previously.

It is my view that the revised scheme gives a good quality 1 bedroom 2 people residential unit, with a height not higher then no 13 Harden Road's garage which will enhance the appearance of the area, as compared to the fencing and existing garages neighbours has, and will not cause any harm to the amenity of neighbours.

It makes the best use of the site in accordance with Central Government guidance and provides a useful addition to the housing stock in the area. I would therefore be grateful if this revised scheme can be fully considered and approved.

2.0 SITE AND SURROUNDINGS

See Drawing No's 100 / 01 & 02A, 40 and Photographs 100 / P01 – P08

2.1 The Site

The site is located within Northfleet and is to the rear of 15 Harden Road. 15 Harden road is one of a pair of semi-detached dwellings fronting onto south side of Harden Road. The rear garden of the property faces onto Henry Gardens.

2.2 15 Harden Road.

This is a three bedroom semi-detached ex-council house which is not very attractive and believed to have been built circa 1950. It is a typical 3 bedroom semi-detached house with a dining room and living room on the ground floor together with kitchen and 3 bedrooms and bathroom on the first floor. It has a steep pitch roof with natural tiles, red stock brick work on the ground level and white render on the first level. Upvc windows and doors.

2.3 Surroundings.

There is a newly built bungalows and garages and brick/timber fences to the rear of Harden Road. The remainder of the immediate are residential with semi-detached and terraced houses. These are generally traditional houses with pitched roofs

3.0 PLANNING HISTORY

Looking at planning history on the Council web site there are a number of entries.

3.1 R/O 15 Harden Road (Re-Submission): Council Ref: 20220619

Erection of a single storey 1 bedroom dwelling in the rear garden
Date. 9th June 2022

Refused

The application was refused for the following reasons;

1. The scale and appearance of the proposed dwelling fails to respect the surrounding buildings. The width of the dwelling introduces a prominent and visually intrusive building into the rear garden area which will dominate the outlook from neighbouring properties and reduce their amenity. As such the proposal will not integrate well into the surrounding area, contrary to Core Strategy Policy CS19 (development and Design Principles).
2. The amount private amenity space for future occupants will be poor and lack privacy. The proposal will also adversely impact on the amenity of neighbouring properties. As such it is concluded that the proposal represents overdevelopment of the site and will harm the residential amenity of the neighbouring properties in Harden Road & Henry Gardens and the future occupants of the new bungalow, contrary to the adopted Residential Layout Guidelines and CS19 of The Local Plan Core Strategy 2014.
3. The proposed parking spaces are insufficient and do not comply with guidance and pose a danger to other road users. The proposal is therefore contrary to saved Local Plan First Review policy P3 and the Gravesham Local Plan Core Strategy 2014, policy CS11, which requires the provision of sufficient off street parking in accordance with KCC Vehicle Parking Standards and Local Plan First Review policy T5 which seeks to ensure that new accesses do not cause danger to other road users.
4. The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development fails to comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 180 and 181) of the National Planning Policy Framework 2021 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

3.2 R/O 15 Harden Road (Re-Submission):

Council Ref: 20181158

Erection of a single storey 2 bedroom detached dwelling with and access from Henry Gardens.

Refused

The application was refused for the following reasons;

- 1) The proposed dwelling, by reason of its location, height, width and overall scale and massing is out of keeping with the prevailing scale, built form and character of the existing development within this back garden area. The proposal will be a prominent and visually intrusive feature which will dominate the outlook from the host dwelling and neighbouring dwellings and detract from their amenity through loss and overshadowing of private amenity space. As such, the proposal fails to integrate well with the surrounding development and safeguard the residential amenity of the occupants of the host dwelling and neighbouring properties, no 13 and 17 Harden Road. The proposal is therefore contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), which requires new development to conserve and enhance the character and appearance of the local built environment, integrate well into the surrounding area and safeguard residential amenity.
- 2) The proposal fails to make safe and sufficient provision for off street parking for the host dwelling, no 15 Harden Road, and the proposed dwelling and fails to demonstrate that adequate visibility splays can be provided either side of the proposed parking space for the new dwelling. The proposal is therefore contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014), saved policies T5 and P3 of the Gravesham Local Plan First Review and the KCC Vehicle Parking Standards.

3.3 R/O 15 Harden Road

Council Ref: 20170597

Erection of a two storey 2 bedroom detached dwelling with attached garage and access from Henry Gardens.

Refused

The application was refused for the following reasons;

- 1) The proposed dwelling, by reason of its height, bulk, roof form and appearance, is out of keeping with the prevailing scale, built form and character of the existing development within black land area. The proposal will be an intrusive feature which will not integrate well with the surrounding development, contrary to Policy CS19 (Development and Design Principles) of Gravesham Local Plan Core Strategy (September 2014), which requires development to be visually attractive and to conserve and enhance the character of the local built environment.
- 2) The proposal will provide a poor level of amenity for the future occupants of this dwelling, as a result of the proximity of neighbouring dwellings (nos 13, 15 and 17 Harden road and the resultant overlooking of the rear garden from the upper floor rear bedroom windows of these dwellings. This is contrary to Policy CS19 (Development and Design Principles) of Gravesham Local Plan Core Strategy (September 2014), which seeks to ensure that new development is located and designed to safeguard the amenity of occupants, including their privacy.

- 3) The proposal fails to make adequate provisions for off street parking in accordance with the adopted Kent County Vehicle Parking Standards 2006, contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014).
- 4) The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Area, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development fails to comply with the requirements of the Habitat Regulations and Section 11 (specifically paragraphs 109 and 118) of the National Planning Policy Framework and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

- 3.4 9 Harden Road:** **Council Ref: 20170303**
Erection of a single storey front extension. **Permitted**
- 3.5 13 Harden Road:** **Council Ref: 20130151**
This application was for Erection of single storey side extension to form enlarged kitchen **Permitted**
- 3.6 Land Between 11-13 Harden Road:** **Council Ref: 20090614**
This application was for Erection of five single storey dwellings, comprising one detached, one bedroom bungalow and two pairs of semi-detached two bedrooms bungalows with parking provisions. **Permitted**
- 3.7 24 Harden Road:** **Council Ref: 20131086**
This application was for an Application for Lawful Development for the proposed construction of dormer extension in rear roof slope and conversion of roof space into bedroom and bathroom/wc **Certificate Granted**
- 4.0 PROPOSAL**
The proposal is for a 1 bedroom 2 people residential unit, with a pitch roof finished with a roof flat on top to lower the height which will enhance the appearance of the area, as compared to the fencing and existing garages neighbours has, and will not cause any harm to the amenity.

The proposed house is accessed from the rear of 15 Harden Road via Henry Gardens. There is an off road parking and bin storages located with an easy access. 1800mm timber fence to match existing. There is garden to the front of proposed house which lowered by 300mm from the existing ground level to reduce impact.

Entrance is via glazed panelled door which opens on to Kitchen/Living/Diner area. Kitchen is located towards the end of the room with storage to the left. This room has a flat roof light to gain more natural light towards the end of the room. There is a sliding folding door which opens to garden.

Double bedroom to the front of the house with a double glazed side hung casement window which is accessed from the Living Area. There is a family bathroom at rear with a roof light.

All the rooms are of an appropriate size and exceed the Council's minimum requirements and overall the house provides a good sized one bedroom home. The proposed house has a gross internal area of 50.2m² which complies with the new Technical Housing Standard of 50.0m² for a 2 people one storey dwelling.

There is a private garden to front which has an area of 37.7m² which comfortably exceeds the requirements of the London Plan. As such it is fit for purpose, and furthermore it is entirely in keeping with the urban grain of the area.

Existing house at No. 15 is left with a substantial garden of approximately 74.5m² to the rear and 43m² to the front. So in total it is 117.5m². Please see drawing no 100/40 for details.

See attached data sheets for the proposed boundary fences, for the refuse store and for the for the proposed cycle storage.

Overall this gives a good quality dual aspect house with a good layout and with rooms that are all above the minimum sizes.

5.0 PLANNING CONSIDERATIONS

The usual planning considerations apply and these have been put into focus.

5.1 Amenity of Proposed Development

The proposed house has a gross internal area of 50.2m² which comfortably exceeds the new Technical Housing Standard of 50m² for a 2 person one storey dwelling. The individual room sizes also exceed the minimums. The house is dual aspect with a good layout. It has the relevant amenity space, which exceeds the requirements of the London Plan. Overall the house has very good amenity and would provide a very desirable unit.

5.2 Effect on Amenity of Neighbours

This also reflects itself in the effect on the neighbours. I have been very careful to respect the amenity of the neighbours. There are no windows that overlook any gardens. The proposed building is far enough not to give any material loss of light or sunlight.

Overall there is no adverse effect on daylight or enclosure and no loss of privacy. As noted above the existing house is left with a good sized garden.

5.3 Parking

Proposed design has an off road parking. Although neighbouring properties have garages at the back of their properties they are never been used as garages. They are used as storage or removed completely and added on to garden space. All residents are parking in front of their houses instead of their garages. So In my opinion there will not be any parking issues or blocking anyone.

As it can be seen on the photos there are always parking spaces available on Harden Road for the visitors to park and walk around to Henry Gardens which is not far.

15 Harden Road,

The proposal provides an off road parking for the existing house as it can be seen on the drawing no 100/40.

5.4 Effect on Character and Appearance of the Area.

At the moment there are scruffy garages on the road which are not in use and not looked after. They have a negative effect on the character and appearance of the area. There are bungalows with pitch roof and redbrick work in Henry Gardens. I propose a detached a single storey, detached house with in the height of existing garage so hardly visible from the street, which is entirely in keeping with the urban grain of the area.

Overall there will be no adverse effect on the character or amenity of the area, and we believe the new house would be an improvement.

5.5 Contribution Towards Strategic Mitigation Measures within SPA.

We realise that application site is within 6km of the North Kent Marshes SPA/Ramsar Sites.

We are happy to contribute towards strategic mitigation measures within Special Protection Area in accordance with the requirements of the Habitat Regulations and Section 11 (specifically paragraphs 109 and 118) of the National Planning Policy Framework and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

Please note that this was paid for the previous application and never was claimed back.

6.0 ACCESSIBILITY

There is a level access to the property which enables access to Bathroom and Habitable rooms.

The house has been designed to Lifetime Home Standards and will comply with Approved Document M.

7.0 SUMMARY

In summary the proposal makes the best use of the site in accordance with Central Government Guidance and The Local Development Management Plan. It provides a good quality house which has no adverse effect on the amenity of the neighbours and fits well into the streetscape. And I believe the proposal introduces a much needed good quality home without any adverse effects on the neighbouring properties or the overall streetscape.

I would therefore be grateful for consent

On Behalf of Musa Cicek