

DESIGN AND ACCESS STATEMENT

Erection of single storey rear extension,
Balcony to front elevation and Conversion of single dwelling to accommodate
2 No. 1- bedroom flats and 1 No. 2-bedroom flat
(Resubmission of 2010715)

Taralee
Wrotham Road, Meopham,
DA13 0HP

October 2021



APPLICANT

K Clarke

AGENT

M Tamsett

Architectural Designs

INTRODUCTION

An application was submitted in June 2021 for the erection of a single storey rear extension, balcony to front elevation and conversion of single dwelling to 3 self-contained flats (2x 1bed and 1x 2bed).

The application was refused on the grounds that:

1. The proposed flats will introduce a form of development that is at odds with the predominately single• family dwelling character of the surrounding area and the application dwelling is essentially of a size appropriate for continued single family accommodation. The application relies on the proposed extension to increase the available floorspace to achieve the subdivision into smaller separate units. The proposal is therefore an over development of the site contrary to Policy CS 14 of the Gravesham Local Plan Core Strategy 2014 and saved policy H5 of the Gravesham Local Plan First Review 1994 and the development would not accord with the character and appearance of the area.

2. The proposed layout and floor space of the ground floor one-bedroom flats would be cramped offering a low level of amenity for the future occupants of the flats and not fully meeting the minimum standards as set in SPG2: Residential layout guidelines including Housing Standards Policy Statement October 2015

Adopted 1996 - amended June 2020. As such, the proposal is considered to be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy and paragraph 130 (f) of the NPPF.

3. Insufficient information has been submitted to demonstrate that the more intensive use of the property and additional separate vehicular access/usage of the front forecourt of the dwelling exiting on to what is an A Class classified highway and primary distributor and where the visibility to it is poor due to high hedges either side, would be acceptable in highway and pedestrian safety terms or that there is sufficient parking space and turning space to serve the needs of the development. As such as it stands the proposal is contrary to Gravesham Local Plan Core Strategy Policy CS11 (Transport), saved Policy T5 (New Accesses onto the Highway Network) and Policy P3 (Policy for Vehicle Parking Standards) of the Gravesham Local Plan First Review 1994 and supplementary guidance in the adopted KCC vehicle parking standards

(SPG4) and Planning Policy for vehicular accesses to classified highways (SPG 6, November 1992).

This resubmission seeks to address the concerns and reasons for refusal.

PROPOSAL

The applicant seeks to erect a single storey rear extension and convert the single detached dwelling and its integral garage to accommodate two 1-bedroom flats on the ground floor and a 2-bedroom flat on the first floor.

The applicant is to continue residing within the property (Flat 3) while her children attend university and plans to rent out the 2 ground floor flats to make use of the spare space and bring in additional income.

For various reasons the applicant does not wish to have couples renting the flats considering individuals to be easier to manage and less likely to cause any conflict. The flats are therefore to be 1 bed 1 person and as such have comfortable living standards.

The applicant's main objective is to retain the house as a family home but allow flexibility within it. The ground floor is to be let out in the short term but will hopefully be occupied by the children at a later date. The flats will allow them independence whilst still living in the family home. In the long term the applicant would like the flat(s) to be able to function as an annexe with one of the children possibly taking over the main accommodation.

The building would hence retain the character of a family home with the applicant retaining possession throughout. From all visual aspects the building will have no other outlook than to be that of a single-family home.

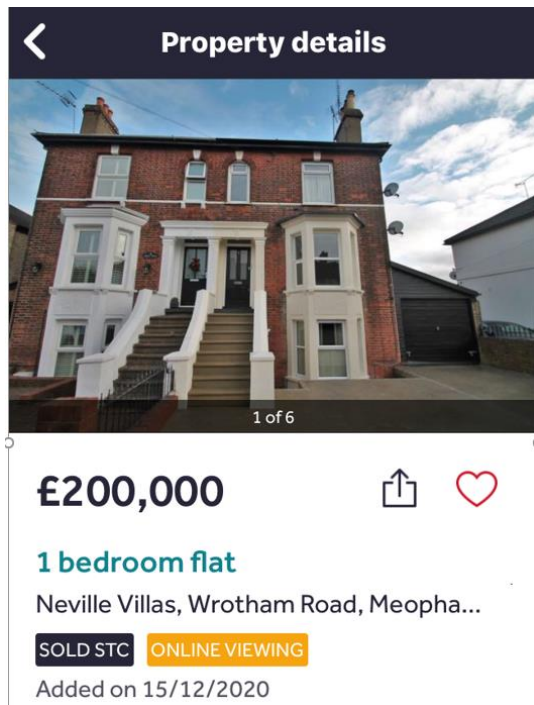
The case officer showed concerns on the previous application believing the development would not accord with the character and appearance of the area and made the following comment.

Whilst it is acknowledged that locally, there may be some smaller units of accommodation above local shops and there is a purpose built flatted accommodation nearby in Wrotham Road at Sunningdale Court on the site of a former petrol filling station and also at Hook Green Court at the junction of Wrotham Road and New Road Meopham generally the application dwelling is located within an area of single family dwellings and essentially is of a size appropriate for continued single family accommodation. It relies on the proposed extension to increase the available floorspace to achieve the subdivision into smaller separate units. This suggests an over development of the site.

However, it should be noted that there are other flats within residential houses in proximity such as Neville Villas (see below), another on the corner of new road looking out to Wrotham Road and the old house on the Wrotham Road again about 100 m from Taralee to the left on the corner of Norwood Lane.

The examples below show flats for sale nearby. The intention is for Taralee to remain a single dwelling and not to be sub-divided into separate dwellings that can be sold off individually. It is considered that this will retain the character of the building as a single family home dwelling. The applicant is agreeable to a condition being applied that will prohibit the building being split up into multiple dwellings.

Taralee, Wrotham Road, Meopham.



2 BEDROOM FLAT FOR SALE
£280,000 CHRO
Wrotham Road, Meopham

Description Map Floor Plan **Street View** Sold Prices



2 Bedroom Apartment For Sale **REDUCED**
Wrotham Road, Meopham

£280,000



The comment that the small 3m x3m rear extension would “suggest an over development of the site” is a little confusing in that, under existing permitted development rights, a single storey rear extension up to 8m would be permissible.

It is hoped that the above information alleviates the concerns raised in refusal 3. There will be no more intensive use than that which currently exists other than 2 of the occupiers will be strangers rather than family. There will be the same number of cars using the existing drive and, whilst the applicant and her family have encountered no problems with entering and exiting the site, the drive entrance has been widened and the hedge and soft landscaping cut back.

LAYOUT

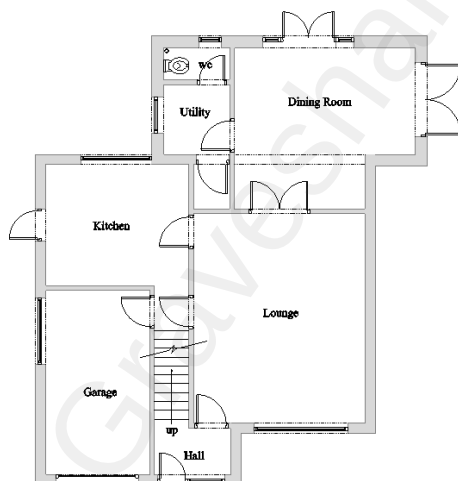


Site Layout

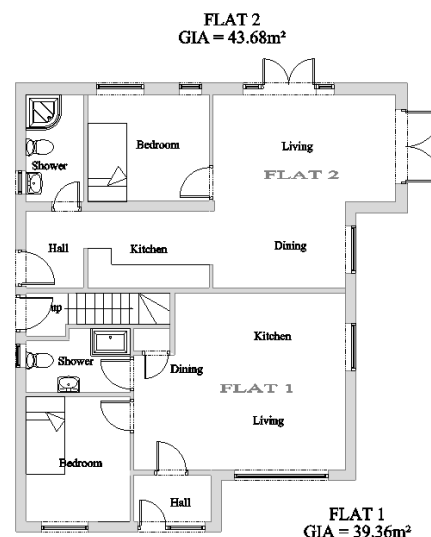
The site layout demonstrates how comfortably 3 cars can maneuver in and out of the site without having to reverse onto Wrotham Road.

The ground floor flats are to have the use of the existing block paving areas for amenity space. These will require no maintenance and timber fence panels will be erected to give each flat privacy. The fence panels can then easily be removed later should the whole of the building become occupied by the family.)

The grassed area to the rear is to be retained and maintained by the applicant (Flat 3).



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

The staircase is to be moved to a central location with access to the first floor flat from a new entrance on the north elevation.

The existing front door is to be retained as the entrance to Flat 1 with Flat 2 having its front door access adjacent to the first-floor entrance.

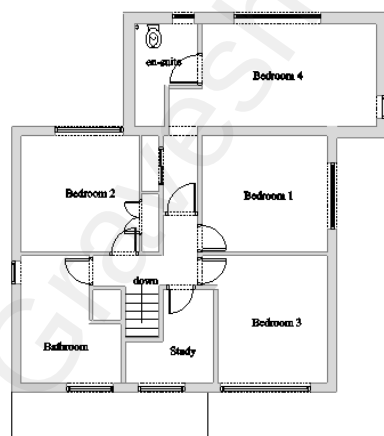
FLAT 1 will occupy the front (west) half of the ground floor. The existing front door will open to a small hall that leads to the open plan Living/Dining/Kitchen area. A shower room and the bedroom lead off the living area.

The living room and bedroom will overlook the front and the kitchen will overlook the amenity space.

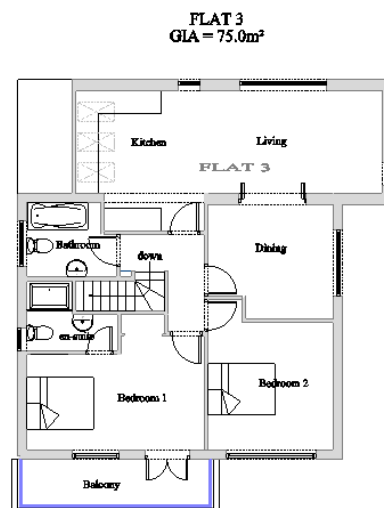
FLAT 2 will occupy the rear (east) half of the ground floor. The entrance hall will lead directly to the open plan kitchen, dining and living area.

The living room and bedroom will overlook the rear amenity space and the dining area looks out onto the south amenity space.

The corner rear extension will provide necessary additional space to enable Flat 2 to have acceptable room sizes. The existing toilet and utility room are to be removed and replaced with a new shower room and bedroom within the new extension.



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Taralee, Wrotham Road, Meopham.

FLAT 3 is to occupy the first floor and provide accommodation for the applicant.

The two bedrooms are to face the front with the kitchen/living area overlooking the rear. The main bedroom will have access to a balcony.

The kitchen is to be accommodated within the new catslide roof of the rear extension. Three Velux rooflights will provide additional daylight to the kitchen in the vaulted ceiling.

The dining room will face south having access from both the living room and the landing.

AMOUNT AND USE

FLAT 1 (1-bedroom)

Flat 1 is to have a GIA of 39.4m² comprising of -

Hall	2.4m ²
Shower Room	4.0m ²
Open Plan Kitchen, Dining, Living Room	22.7m ²
Bedroom	8.5m ²
Amenity	14.0m ²

FLAT 2 (2-bedroom)

Flat 2 is to have a GIA of 43.7m² comprising of –

Hall	2.9m ²
Open Plan Kitchen, Dining, Living Room	25.6m ²
Bedroom	8.4m ²
Shower Room	4.0m ²
Amenity	35.5m ²

FLAT 3 (2-bedroom)

Flat 3 is to have a GIA of 75.0m² comprising of -

Open plan Kitchen, Living Room	24.9m ²
Dining Room	9.6m ²
Bathroom	10.7m ²
Bedroom 1 with ensuite	13.1m ² (1.2m ²)
Bedroom 2	11.8m ²
Balcony	5.9m ²
Amenity	42.0m ²

Each flat will have a parking space allocated at the front with space left over for visitors.

APPEARANCE

The front lean-to roof over the existing garage and entrance hall is to be replaced with a flat GRP roof forming a balcony for the main bedroom to Flat 3.



FRONT ELEVATION - EXISTING



FRONT ELEVATION - PROPOSED

The proposed rear extension will go back as far as the existing rear elevation and to the width of the existing side elevation.

The roof will catslide down from the existing roof at the same pitch.



REAR ELEVATION - EXISTING



REAR ELEVATION - PROPOSED

Brickwork and roofing tiles are to match those of the existing building as closely as possible.

LANDSCAPING AND AMENITY

The existing grounds are well maintained with the front driveway almost entirely block paved and the rear garden laid to lawn with a block paved patio.

The block paved patio area is to be utilised as amenity space for Flats 1 and 2 with timber fencing erected to separate the areas and provide privacy.

The existing grassed garden is laid to lawn and is to be used and maintained by the applicant as occupant of Flat 3.

ACCESS

The existing access off Wrotham Road has good sightlines and there is ample parking for the flats.

The drive width has been increased and the hedge and soft landscaping cut back.

The existing garage is to be converted but the loss of this parking space is not considered to leave the site inadequate of parking spaces. (The applicants, on occasions, have had up to 9 cars parked within the driveway.)