

DESIGN AND ACCES/PLANNING
STATEMENT

ERECTION OF A DETACHED TWO
BEDROOM BUNGALOW

at: -

SALEM YARD,
SALEM PLACE,
NORTHFLEET,
KENT,
DA11 9QA

October 2016

Penfold Project Services

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1.0 INTRODUCTION

- 1.1 This planning statement is put forward to support the submission of planning application for the erection of a detached two bedroom bungalow.

2.0 EXISTING SITE

- 2.1 The existing site is situated in Salem Place, a cul-de sac at the rear of the properties in the northern section of Dover Road, Northfleet.
- 2.2 A single storey building occupies the site which has been unused for a number of years.
- 2.3 The site is bounded by brick/rendered walls which are to be retained.

3.0 PRE-APPLICATION ADVICE

- 3.1 A submission for Pre-Application Advice to ascertain whether the principles of developing the above site for the either the provision of a detached two storey dwelling or the provision of commercial premises for use as offices and/or stores were viable was submitted on 9th March 2016.
- 3.2 A response to this submission as provided by Miss Elizabeth Jump (reference: PRE20160199) dated 11th May 2016.
- 3.3 Copies of the application letter, application form and response are included with this application.

4.0 PROPOSALS

- 4.1 The proposals are for the erection of a detached two bedroom bungalow with adjacent car parking.
- 4.2 The bungalow is to be of a simple design maintaining low pitched roofs to minimize the impact of the building within the site.
- 4.3 The roofs are to be clad in a simple concrete interlocking tile with photovoltaic panels sited to face the Southern aspect of the site.
- 4.3 Walls are to be finished with a painted render with simple uPVC windows.

5.0 ACCESS

- 5.1 The existing access to the site from Salem Place will be retained for both vehicles and pedestrians.

5.2 All aspects of Part M of the Building Regulations will be incorporated to ensure good access within the site and within the bungalow.

5.3 A space for the parking of one car will be provided next to the bungalow.

6.0 CONCLUSION

6.1 Based on the above criteria and with the support of the information provided as part of the Pre-Application advice process it is requested that Planning Consent is granted for this application.