

DATE
REC'D 22 DEC 2014CASE No 90399
REGD No

Design and Access Statement

In connection with the planning application for the redevelopment of the site at 13 Calmont Road, Bromley, Kent BR1 4BY to provide an additional dwelling.

Proposal

The application proposal is to sub-divide the curtilage of the site at 13 Calmont Road so as to (a) retain the existing house with a reduced plot fronting onto Calmont Road and (b) form an additional plot fronting onto Ambleside to accommodate a single-storey, two bedroom house with associated car parking and amenity space.

The proposed dwelling would be contained within a footprint 11.8 metres deep x 13.4 metres wide and would provide 76 square metres of internal floor space to accommodate lounge, dining room, kitchen, bathroom, two bedrooms and associated circulation and storage space.

The layout and details are shown on the application drawings.

Site and environment

The application site is located on the north-east side of Calmont road at the junction with Ambleside.

The area comprised namely two-storey semi-detached and terraced houses and apartment buildings. In Calmont Road the houses have small front gardens and large, relatively deep rear gardens. To the rear of the site, where the proposed dwelling would be located, the terraced houses and apartment buildings have small gardens and balconies.

The houses generally have gable-ended or hipped roofs and fair faced or white-rendered external walls.

Details of the physical characteristics of the neighbourhood are held by the local planning authority and would be apparent on inspection.

Planning Policy

The application proposal has been designed to comply with local development plan policies and central government guidance so as to respect the character and appearance of the area and the other amenities of neighbouring properties.

Planning approach

The general approach to the planning and design of the proposed development echoes that which underpins the single-storey, two bedroom house to the rear of 7 Calmont Road fronting onto the opposite (north-west) side of Ambleside (which received planning permission (DC/10/76122) in March 2011. Please refer to drawing MMD/AZ/051/3 for details of property.

The proposed dwelling is a broadly similar “handed” version of the house opposite with two main variations in layout designed to enhance privacy within the curtilage of the dwelling house. One is that one of the bedrooms would be located to the rear of the site so as to reduce the extent of any overlooking of the rear garden from adjoining properties to the rear of the site in Ambleside and thereby improve the quality of this amenity space. The other is that neither the lounge nor any other room would face towards the rear of the site and thus would not be overlooked by any properties to the rear (or elsewhere).

In terms of appearance, the design approach seeks to:

- ❖ Echo and compliment the design of the house on the other (north-west) side of Ambleside; and
- ❖ Respect the scale and design of the other houses within the immediate vicinity of the application house.

The main features of the proposed development are these:

- ❖ The house would be low key: low-profile and plainly detailed;
- ❖ The roof would be flat; and

- ❖ The external walls would be finished in cream-painted render.
- ❖ The windows and doors would be white finish UPVC windows.

All external materials and finishes would be as specified on the application drawing unless otherwise required by the local authority.

Vehicle parking

The proposal would have a hardstanding for one car.

The layout and details are shown on the application drawing.

Environmental considerations

The proposal would have no impact on the underground or ground-surface conditions, or hard or soft landscaping, within any adjoining or neighbouring property.

Access

The application site is within reasonable proximity of shopping and other neighbourhood facilities and local bus services.