

Town and Country Planning Act 1990

Planning, Design and Access Statement

For the planning application

At the premises:

Land R/O 13 Calmont Road, BR1 4BY

*Proposal:*

Construction of a single storey building on the land to the rear of 13 Calmont Road, fronting Ambleside to provide a two bedroom bungalow; retention of an existing crossover and 1 car parking space.

**Statement prepared on 30<sup>th</sup> May 2015 for:**

**LEWISHAM COUNCIL**

THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**SUMMARY STATEMENT**

This statement supports the application for planning permission for the construction of a single-storey, 2 bedroom house.

The statement describes the application site and its environs, the development subject to this application, the merits of the development and planning policy issues, with a summary of the applicant's case.

It is intended to outline the merits of this development in the context of National Planning Policies and London Borough of Lewisham's Planning Policies.

In summary of the application the applicant considers that the scheme as submitted, for this proposal is well considered and appropriate to this location.

## **The Application Site and its Environs**

The application site in question relates to a vacant parcel of land that fronts Ambleside and has no association with 13 Calmont Road, thereby being a separate and isolated development plot on brownfied land. Thus the application site is an under-utilised site which would benefit future occupiers with accommodation to a modern standard. The property is set on a wide and reasonably deep plot.

In accordance with the Council's on-going work within the Downham area, regenerating large parts of the area, the applicant intends to propose a new dwelling, providing a high standard of housing with generously proportioned rooms, providing a contemporary new build house.

The site is located on the well-established Calmont Road, which has a mix of dwelling types, including family housing and flatted accommodation.

There are a number of bus routes at the end of the road with access to the surrounding towns. Beckenham, Grove Park and Bromley. There are 2 main line railway stations, Shortlands and Ravensbourne, within 15 minute walking distance from the subject site.

## **Planning History**

**There was a previous planning application (DC/14/90379) decided on 15/04/2015 which was refused. The following reasons were:**

- The development of back gardens for separate dwellings in perimeter form residential typologies identified in the Lewisham Character Study is not acceptable and contrary to DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (2014).**
- The design of the proposed dwelling is of a poor quality and would be in direct contrast to the established pattern of development, appearing as a highly incongruous addition to the streetscene and contrary to Policy 15 High quality design for Lewisham of the Core Strategy (2011), DM Policy 30 Urban design and local character, DM Policy 32**

**Housing design, layout and space standards and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development management local Plan (2014) and Policy 3.4 of the London Plan (2015).**

**We have overcome this by designing a highly modern standard house suitable for all types of future occupiers. The house will benefit with a car parking space and will be suitable for all types of people in that it meets the 16 criteria's of the Lifetime Homes. The property is of high quality will fit benefit the street scene. This will not be out of character as the development is similar to the house granted permission (DC/10/76122/X) directly opposite being Land R/O 7 Calmont Road. The property will provide garden space to the front and rear as well as cycle storage.**

The front elevation of the building will be of a similar scale and proportion to the recently built bungalow directly opposite the application site, named 'The Acorn', which sits to land to the rear of 7 Calmont Road. This would enhance and provide an important feature within this location of Bromley. The overall proposed appearance has been designed to remain to a scale in accordance with the local area. The residential accommodation and the layout of the proposed site has been kept within the existing curtilage and retaining similar relationships to that of the neighboring properties.

The appearance to the side and rear is respectively designed and does not adversely impact on adjoining properties. The proposal is stepped and staggered to the side and rear and provides a relationship with the adjoining properties.

The proposal does has an access fronting Ambleside and provides a separate car parking space. This would be more akin to the existing streetscene in this part of the area.

### **The Scheme of Development & Planning Policy**

The proposal seeks to introduce a single storey new build house. The house would consist of 2 bedrooms, which would add to the high quality, sustainable housing stock in the borough. The proposal would promote an efficient use of land by creating high quality residential accommodation.

The drawings submitted with this application demonstrate that the proposed unit will provide a high quality living environment for future occupiers. In effect, the proposal will not significantly affect the levels of daylight or sunlight currently enjoyed by surrounding residents; the proposal will not affect the levels of privacy and quality of outlook currently enjoyed by surrounding occupiers, the subject site is conveniently located within a few minutes walk to Downham; and habitable rooms would benefit from windows opening effective ventilation.

In relation to London Plan Housing SPG Residential Design Standards – the proposal is within the Policy requirements.

In relation to the internal layout of the dwelling, the house will benefit from high levels of natural light – further enhanced by the building's orientation, the layout is deemed practical and the kitchen and bathroom will have the benefit of mechanical extract fans to ensure adequate ventilation is provided, where necessary.

Although there may be pressure for car parking in the area, given the close proximity to good transport links with regard to the excellent bus routes in the vicinity, it is considered that the provision of one car parking space to the dwelling would be acceptable. Therefore, a car parking space will be provided.

Access will be provided as the proposed layout, located to the front of the building.

In conclusion, the applicant and agent consider the proposal is well conceived, not having a harmful impact on the character and appearance of the area in general and would not be detrimental to the amenities of neighboring occupiers. The proposal provides for needed residential accommodation for families, satisfying planning policies and allows for an under-used brownfield site to be used more efficiently and effectively. We look forward to hearing from the Planning Officer in due course. If there is anything additional information required the Planning Officer is requested to contact the agent at their earliest convenience.