

**Proposed Development
Land at Provender Way
Grove Green
Maidstone**

**Design & Access Statement
incorporating Planning Statement**

August 2022



1. Introduction

This Design & Access Statement accompanies a planning application to Maidstone Borough Council for a proposed detached dwelling on land at Provender Way, Grove Green, Maidstone.

This statement serves to indicate that in the preparation of this application that full and careful consideration has been given to National, Regional and Local Planning Policies relevant to the particular area and to the existing local architectural vernacular.

2. Background

The application site is located in a residential area to the east of Maidstone. The surrounding character is predominantly detached & semi-detached 2-storey dwellings with a scattering of bungalows within small cul-de-sacs. Provender Way is a connecting road that runs north to south and links Grovewood Drive North to Grovewood Drive South

The local area has an offering of key services and amenities within walking distance while also served by a good road network and access to public transport.

The local area is served by a pre-school, primary & secondary schools, a large supermarket and recreational facilities. Maidstone town centre is only approx. 2km away while a regular bus service serves the town centre as well as surrounding villages.

The site is situated to the south of Provender Way and within the Maidstone urban area. It measures 1096sqm and currently accommodates a two-storey detached dwelling, Jonquil, to the south-east of the site. The existing site spans between Provender Way to the west & Weavering Street to the east and is almost 95m in length. This is very unusual in this location.

Pre-Application advice was received in November 2020 (ref. **20/504964/PAMEET**) with the assessment being supported at Officer level for a single dwelling in the west end of the site.

The property is not on Green Belt land or within a Conservation Area.

3. Proposal

The proposal is to split the existing the existing site in two and construct a detached family home that will be sympathetic to it's surrounding while complementing the existing dwellings in the area.

The existing dwelling will sit within a plot of 679sqm and the proposed within a plot of 417sqm.

Paragraphs 117 & 118 of the NPPF clearly make a point that councils should promote an effective use of land in meeting the need for homes and other uses, in a way that makes as much use as possible of previously-developed or 'brownfield' land . This site can clearly be classed as such and therefore complies with said paragraphs of the NPPF.

This proposal seeks to create a balance between making the massing proportionate to its surroundings whilst utilising the full potential of the site in the creation of much needed housing accommodation.

The proposal will retain the existing urban area by siting the new dwelling alongside between existing dwellings along Provender Way, while the design will make a positive contribution to the character of the overall area.

The property will be provided will good sized private amenity space to the rear with direct access from the Kitchen/Dining area. Side access from front to rear of the property will also be provided for the occupants, along with the existing dwelling.

This would satisfy **Paragraph 122** of the NPPF and **Policy SP1** of the Local Plan.

EV charging points will be provided for the occupants use, while secure cycle storage areas located to the rear of the property will provide opportunities for the greater use of cycles.

The existing dwelling, Jonquil, and existing vehicle access off Weavering Street will not be affected.

4. Proposal Site



5. Planning Policy

Under provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 applications for planning permission are required to be determined in accordance with the provisions of the development plan in force unless material considerations indicate otherwise.

In this instance, the development plan comprises of the Maidstone Borough Local Plan (2017) and accompanying SPD's.

National Planning policy refers to the National Planning Policy Framework (2021).

Relevant Policies - NPPF (2021)

Para 7. states *"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their needs"*

Para. 11 states *"development proposals that accord with an up-to-date development plan should be approved without delay; or where there are no relevant development policies, or the policies which are most important for determining the application are out of date, granting permission unless:*

- i. the application of policies in the Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

Para. 69 states *"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

- i. support the development of windfall sites through their policies and decisions- giving great weight to the benefits of using suitable sites within existing settlements for homes".*

Para 112 states *"developments should:*

- i. give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second to facilitating access to high quality public transport...*
- ii. address the needs of people with disabilities and reduced mobility in relation to all modes of transport*
- iii. be designed to enable charging of plug-in and other ultra-low emission vehicles in safe accessible and convenient locations.*

Para. 124 states *"Planning policies and decisions should support development that makes efficient use of land taking into account;*

- i. the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change;*
- ii. the importance of securing well-designed, attractive and healthy places".*

Para. 125 states *"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site."*

Para 130 states *"Planning policies and decisions should ensure that developments:*

- i. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- ii. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*
- iii. are sympathetic to local character and history, including the surrounding built environment and landscape setting. While not preventing or discouraging appropriate innovation or change (such as increased densities)"*

Relevant Policies - Maidstone Borough Local Plan (2017)

The 2017 Local Plan is the most current adopted Development Plan and should be considered in all planning decisions.

Policy SP1 - Maidstone urban area forms the key strategic policy for development within the Maidstone urban area. The policy identifies Maidstone as the largest and most sustainable location and the focus for new development. The policy notes that the development and redevelopment or infilling of appropriate urban sites in a way that contributes positively to the locality's distinctive character will be supported.

Policy DM1 - Principles of good design states "Good design is the fundamental principle of underpinning good planning. The council aspires to achieve high quality design throughout the borough and Policy DM1 seeks to manifest this aim...Key aspects of built development will be the scale, height, materials, detailing, mass, bulk and site coverage. These should relate well and respond positively to the context in which they are seen. The NPPF places great emphasis upon raising the quality of the built environment and the quality of life in all areas."

Policy DM2 - Sustainable design outlines the principles of sustainable design and states "new developments should wherever possible incorporate mitigating measures, while still achieving the high quality designs that make the borough a desirable place to live and work. New dwellings, where technically feasible and viable, should meet the Building Regulations optional requirement for tighter water efficiency and maximise carbon efficiency to meet the strengthened on-site energy performance standards of Building Regulations."

Policy DM9 - Residential extensions, conversions and redevelopment within the built-up area states "the council wishes to ensure that new residential units are attractive, high quality places to live, which respond positively to the local area. Good quality development should be of a scale and layout which provides attractive and comfortable places to live. Within the defines boundaries of the urban area proposals for the redevelopment of a residential property will be permitted if:

i. the scale, height, form, appearance and siting of the proposal would fit unobtrusively with the character of the street scene and its context;

ii. the traditional boundary treatment of an area would be retained and reinforced;

iii. the privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded;

iv. sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene."

Policy DM11 - Residential garden land states "within the defined boundaries of the urban area development of domestic garden land to create new buildings which meet the following criteria will be permitted provided:

i. the higher density resulting from the development would not result in significant harm to the character and appearance of the area;

ii. there is no significant loss of privacy, light or outlook for adjoining properties;

iii. access of an appropriate standard can be provided to a suitable highway;

iv. there would be no significant increase in noise or disturbance from traffic gaining access to the development."

Policy DM23 - Parking standards sets out the parking standards within the Borough. With regard to residential development, parking standards have to:

i. take into account the type, size and mix of dwellings and the need for visitor parking;

ii. secure an efficient and attractive layout of development whilst ensuring that appropriate provision for vehicle parking is integrated within it."

In addition, Appendix B states that a 4-bedroom dwelling within a suburban area should provide a minimum of 2 parking spaces per unit.

6. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy SP1 of the Local Plan forms the main strategic policy specifically concerned with the urban area of Maidstone outside of the town centre and states this area should be the focus of new development.

The **NNPF Para. 124 & Policies DM5, DM9 & DM11** of the Local Plan all support development on previously developed or garden land including more efficient use of land in accessible locations.

The NPPF also states that small sites are increasingly important for meeting the housing requirement of an area in **Para. 69**.

7. Layout & Scale

The proposed layout has been designed not to over-develop the land but to provide a suitably sized home with all amenities, while retaining good sized outdoor areas to both properties. The existing property will enjoy more than 400sqm of private rear amenity space and the proposed 180sqm, which is above the minimum requirement and larger than a lot of surrounding properties and therefore complying with **Policies DM1, DM9 & DM11** of the Local Plan.

The proposed development will be situated between 'Briarwood' to the south and the dwellings in Samphire Close to the north, therefore continuing the existing building line along Provender Way. It is considered the development would not significantly impact the neighbouring properties in terms of loss of privacy from overlooking. Any first floor side facing windows will be obscure glazed to ensure no overlooking to adjacent properties, complying with **Policies DM1, DM9 & DM11** of the Local Plan.

A new vehicle access will be provided off Provender Way directly to the new development accommodating off-road parking for at least 2 no. vehicles to the front of the site. Electrical charging points for the occupants of new dwelling will be provided complying with **Policies DM9 & DM23** of the Local Plan.

In regards to the scale, design and density of the development it is important to maintain the character of the area. The majority of properties in the local vicinity are 2-storey detached and semi-detached properties.

Therefore by proposing a new 2-storey detached property on the site, of a similar height and design to the adjacent properties provides a balance between making the massing proportionate to the surroundings whilst utilising the full potential of the plot, in accordance with **Policy DM1** of the Local Plan.

It is considered the proposed development would preserve the character of the area whilst providing 1 no. new sustainable and efficient dwelling. As such, the proposal complies with all aspects of **Policies DM1, DM2 & DM9** of the Local Plan.

8. Appearance & Materials

The local architectural vernacular in the surrounding area is very mixed with no particular design features, although many properties are of brick construction with 'mock tudor' gable features. General principles of the Local Plan expect new development to achieve high quality design within an integrated environment. It is further expected that design of the development is consistent with the design requirements of **Policy DM1** of the Local Plan.

The proposed development seeks to enhance the setting of the proposal site by introducing a fresh, high quality and bespoke design, which has been developed specifically to suit the location whilst making a positive contribution to the character of the area. The design concept is based on a standard 2-storey dwelling, similar to the adjacent properties in regard to height, width and depth.

The site is relatively level and therefore the proposed dwelling will sit at the same level as existing properties to ensure the proposal does not look out of place in the street scene but also enable level access from the parking area (compliant with Approved Doc. M of the Building Regulations).

The materials proposed will be facing brickwork to the external walls and roof tiles similar to the existing adjacent properties. A front gable feature with 'mock tudor' details will complement surrounding properties.

A timber porch canopy will frame the front door while providing a dry and secure approach and entrance area suitable for wheelchair users.

Windows and doors are to replicate classic designs while being manufactured of materials that achieve a long life and low maintenance choice.

By incorporating these design details and ensuring high quality construction is undertaken it is proposed the scheme is therefore acceptable in design terms and in accordance with **Paragraph 130** of the **NPPF** and **Policies DM1 & DM9** of the Local Plan.

9. Amenity

The Local Plan requires all new development to demonstrate there will be no significant loss of amenity to adjacent or nearby properties, by reducing the amount of daylight, sunlight, privacy or outlook they currently enjoy.

The proposal is of such a scale, similar to the existing dwelling, that it would not adversely impact the amount of daylight, sunlight or outlook to the existing property or the neighbouring property to the south east. The proposal will continue the established building line along this part of Provender Way and will therefore have no adverse affect on the properties either.

Following receipt of the pre-application advice the location of the proposal sits further forward on the plot and the garage has been removed, as suggested by the Officer.

All first floor side windows will be either obscure glazed or positioned to ensure no overlooking to adjacent dwellings.

The overall scale and positioning of the proposed would not reduce the amount of daylight, sunlight or outlook to any of the neighbouring properties complying with the relevant policies of the **NPPF** and **Policy DM11** of The Local Plan.

10. Internal Layout & Space Standards

The proposed dwelling should be considered against the Government's Technical Housing Standards 2015. These standards are used as guidance for acceptable amenity in the form of gross internal floor area (GIA). In this instance the proposed dwelling would have a GIA of approx. 142sqm which is in excess of 115sqm for a 4-bed 7-person dwelling.

The proposed dwellings comply with the national space standards and all habitable rooms will be provided with acceptable natural luminance and outlook. They are generously sized with good quality natural lighting. Part open plan living space on the ground floor will give the interior a more modern feel while larger windows in all aspects will allow natural light to flood into the living space making it feel light and airy.

The proposal is located within an established residential area and as such the impact of noise of the surrounding environment is classed as acceptable.

Along with compliance with the National Space Standards the property will comply with Approved Document Part M4(2) - Accessible and Adaptable Dwellings ensuring the design makes reasonable provision for most people to access and incorporate internal features that make it potentially suitable for a wide range of occupants. Features incorporated include wide doorways and access routes, ground floor WC, large kitchen area with easy access to the rear amenity area.

It is considered the proposal complies with the relevant policies within the **NPPF** and **Policies DM1, DM2 & DM9** of the Local Plan ensuring the occupiers of the proposed dwelling will enjoy a good living environment.

11. Access & Parking

Policy **DM23** (Parking Standards) refers to **Local Plan Appendix B**, which requires 2no. parking spaces for a 4-bedroom dwelling in the suburban area.

The new property will have its own parking area, incorporating an EV charging point, with direct access off Provender Way.

The proposal also includes a cycle store within the rear garden with sufficient space for 2 cycles.

12. Waste & Recycling Storage

The provision of adequate storage for waste and recyclable materials for each property is indicated on the application drawings with easy access for both the occupants and the collectors.

13 Flood Risk

Paragraph 103 of the NPPF states when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere, and only consider development appropriate in areas at risk of flooding when informed by a site-specific flood risk assessment.

From consulting the Environmental Flood Risk Map the site falls within Flood Zone 1 which has the lowest risk of flooding. Therefore, a flood risk assessment is not required as part of this application.

14. Conclusion

Care has been taken in relation to the design and other aspects of the proposal to ensure that the terms of current policies would be fully met and that, to the extent it is visible, will provide a new addition to the residential surrounding environment.

Pre-Application advice received in November 2020 was very supportive of a new detached dwelling in this location ref. no. 20/504/964/PAMEET.

The new dwelling will provide a well designed, attractive, highly energy efficient and sustainable 4-bedroom family home in a particularly sustainable area, classed as the Maidstone Urban Area.

The scale and proportion of the proposal is in-keeping with the existing pattern of development in the local vicinity, and along Provender Way, and will therefore not result in significant harm to the character and appearance of the area.

The new dwelling will enjoy amenity space greater in size to some local properties and well in excess of the minimum requirements while designing the height of the building ensures there will be no overbearing to neighbouring properties or their amenity.

Public transport links are within walking distance of the site along with all required amenities. Off-road parking for the occupants with electric charging points will be provided to the front of the site with direct access onto Provender Way.

The proposal would not have a significant adverse affect on the amenities of neighbouring properties. The overall floorspace exceeds requirements while large windows and generous floor heights throughout will provide high quality living spaces for the occupants.

The proposal has proved compliant with all relevant planning policies and therefore it is felt that this application should be found favourable and receive the local authority's approval.

15. Site Photographs



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