



# ROBINSON ESCOTT PLANNING LLP



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS

DOWNE HOUSE, 303 HIGH STREET, ORPINGTON, KENT BR6 ONN, TEL:01689 836334 FAX: 01689 878091

Email: [enquiries@replanning.co.uk](mailto:enquiries@replanning.co.uk) Website: [www.replanning.co.uk](http://www.replanning.co.uk)

## PLANNING APPLICATION

BY

**MR & MRS M. KENWARD  
MEADOWSTAG PROPERTIES LIMITED**

RELATING TO

**LAND REAR OF 16 BLYTH ROAD/  
ADJ. 9 BRACKEN HILL LANE  
BROMLEY  
KENT  
BR1 3RX**

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**PLANNING, DESIGN AND ACCESS STATEMENT**

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**OUR REF: PH/LK/17/368**



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**1. INTRODUCTION**

- 1.1. We have been instructed by Mr and Mrs M Kenward of Meadowstag Properties Limited to prepare and submit an application for Full Planning Permission for the erection of a detached two bedroom dwelling house on land to the rear of 16 Blyth Road adjacent to No. 9 Bracken Hill Road, Bromley, Kent, BR1 3RX
  
- 1.2. Prior to the submission of this application, a site meeting has been held with Crofton Design Services Ltd and the plans herewith submitted have been designed having regards to all relevant planning policy considerations taking into account the character and appearance of the surrounding area and the amenities of adjacent properties.
  
- 1.3. The policy assessment that has been undertaken prior to the preparation of plans has incorporated a review of the National Planning Policy Framework, the Adopted London Plan and its Supplementary Planning Guidance concerning Residential Design Standards. The pre-application assessment has also considered policies contained within the Adopted Bromley Unitary Development Plan.

2. **THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1. The application site comprises land on the eastern side of Bracken Hill Lane that is located to the rear of No. 16 Blyth Road. The site is positioned to the north of a row of 3 storey town houses which form Nos. 9 to 15 Bracken Hill Road. It is also positioned to the south at the rear of properties fronting Karen Court which is a cul-de-sac of maisonettes accessed from Blyth Road. To the east, the rear boundary of the site adjoins the rear boundary serving No. 16 Blyth Road and to the west, the site fronts the highway in Bracken Hill Lane where access would be achieved for the new development that is proposed.
- 2.2. In terms of site specific policy, the application site is located within the limits of built development within Bromley and there are no restrictive policy designations that apply to the site or surrounding area.
- 2.3. Given the sites location within close proximity to Bromley Town Centre to the south east, the application property can reasonably be described as being in a sustainable and accessible location with good access to local services, shops and public transport.





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**3. THE PROPOSAL**

- 3.1. The application seeks Full Planning Permission to erect a two storey, two bedroom dwelling on land to the north of No. 9 Bracken Hill Road.
- 3.2. The plans herewith submitted demonstrate that the building line of the proposed house responds to that of the adjacent town houses to the south as illustrated on the proposed block plan detailed on drawing 3077-17-PL001 Revision P4.
- 3.3. The dwelling would comprise a lounge area and kitchen/diner at ground floor level where a downstairs toilet would also be located. At first floor level, two double bedrooms would be provided at the front of the property with an outlook onto Bracken Hill Lane. To the rear of the dwelling, two bathrooms are proposed so that each bedroom has an en-suite. The bathrooms would be served by obscure glazed windows on the rear elevation of the house and this arrangement would ensure that no unacceptable overlooking would occur to the rear of the dwelling.
- 3.4. The design of the property has been prepared in order to respond to the scale of dwellings within Karen Court to the north. There is significant variety to the character and appearance of this part of Blyth Road enabling a certain degree of architectural flexibility to be introduced to the design that is proposed. In any event it is of traditional form.
- 3.5. The new dwelling would be provided with a private garden to the rear and side of the house with a gate and fence separating this area from the front garden.

***Access***

- 3.6. In terms of access considerations, the application would involve the introduction of a new access onto Bracken Hill Lane and parking would be provided within the development for two vehicles. The design also incorporates a turning head that would enable vehicles to enter and exit the site in a forward gear.



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- 3.7. In addition to vehicle parking, the plans illustrate how a secure cycle store for two bicycles would be introduced in front of the house along with an enclosure for waste bins and recyclables.

4. **RELEVANT PLANNING POLICY CONSIDERATIONS**

4.1. Relevant planning policy to the determination of this application is contained within the National Planning Policy Framework, the London Plan and its Adopted Residential Design Guidance document along with the Adopted Bromley Unitary Development Plan.

*National Planning Policy Framework*

4.2. The key emphasis of the Framework seeks to encourage sustainable development. With regard to housing, the Framework targets a significant increase in housing delivery throughout the Country.

4.3. With regard to housing development, paragraph 47 seeks to boost significantly the supply of housing with development expected to incorporate and bringing back into use of empty land and buildings in sustainable locations such as the application site.

4.4. Furthermore, in accordance with the Framework, development is encouraged to maximise potential of land.

*The London Plan*

4.5. Policy 3.3 of the London Plan focusses on increasing housing supply and expects for all new development to make the most efficient use of land for sites in suburban areas such as the application property expected to be built at a density of between 40 – 80 dwellings per hectare. The redevelopment of the site would be in accordance with this requirement.

4.6. The London Plan also sets out the Mayor's requirements in terms of housing deliver. At present, Bromley is required to deliver 641 new dwellings per year until 2025. The

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provision of an additional dwelling on the site would make an important contribution to this target.

- 4.7. Policy 7.4 concerns local character and requires for new building to have regard pattern and grain of existing spaces with development expected to improve an areas visual or physical connection with actual features and its surroundings.
- 4.8. Policy 7.6 concerns architecture and requires new development to make a positive contribution to the street scape and its surroundings.

***The London Plan Housing Standards***

- 4.9. The London Plan requires for two bedroom, four person dwellings of two storey design to be 79m<sup>2</sup> in size. The application accords with this requirement with the house being 92m<sup>2</sup> when measured internally.
- 4.10. In terms of overall room size standards, both bedrooms to be provided would be 12m<sup>2</sup> or larger and the lounge, kitchen/dining area would also meet the necessary standard requirements.

***Adopted Bromley Unitary Development Plan***

- 4.11. Policy BE1 of the UDP is a General Development Control Policy used to assess all planning applications. This requires for new development to be appropriate to its scale having regard to the character and appearance of its surroundings. It also requires for all proposals to be of a high quality of design that has regard to the privacy and amenities of surrounding homes.
- 4.12. Policy H7 concerns application for housing development, this requires for new dwellings to be of a high quality and complement the surrounding area and provides adequate



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private or communal amenity space. In addition, the policy also requires for parking to be provided in accordance with the Council's adopted standards. Compliance with the Council's parking standards is achieved by the design.

4.13. Policy H9 is the Council's side space policy. This expects for proposals of two or more storey's in height to retain a 1m side space gap from each flank boundary. Once again, the design of the house has been prepared in order to comply with the terms of this policy with 1m retained to the property's southern boundary with No. 9 Bracken Hill Road and a more generous gap is retained with the rear of properties within Karen Court to the north.



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5. **PLANNING MERITS AND CONCLUSIONS**

- 5.1. With the site located within the built development of Bromley and considering its position in a sustainable and accessible location, there can be no objection in principle to the erection of an additional dwelling in this position.
- 5.2. The creation of a dwelling would accord with the thrust of both National Policy and that contained within the Adopted London Plan. It would also contribute towards the London Borough of Bromley's required housing targets.
- 5.3. In terms of an assessment against relevant policy, the design would be traditional utilising a pitched roof, and given the variety that exists to the character and appearance of this part of Bracken Hill Lane, there can be no objection in principle to the scale, architectural merit and appearance of the house that is proposed.
- 5.4. The height of the dwelling would appear in keeping with those properties adjacent within Karen Court although these adjacent properties are positioned on higher land. In addition, the dwelling would be lower in height than the more imposing town houses to the south that comprise Nos. 9 to 15 Bracken Hill Road as shown in the photographs below:

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Townhouses comprising Nos. 9-15 Bracken Hill Lane



View of two storey maisonettes which comprise Karen Court

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- 5.5. In addition, the below photograph illustrates the varied character and appearance of Bracken Hill Lane demonstrating the variety of architectural designs that can be seen. Within this context, the introduction of the new dwelling would not appear out of keeping with local character.



View of varied character within Bracken Hill Road

- 5.6. In terms of the dwelling to be created, the above assessment demonstrates that the design of the house would comply with London Plan standards and the property would be afforded parking in accordance with the Council's Adopted Standards and the dwelling would have its own private garden. The layout of the dwelling has also been designed so that the property would not be unacceptably overlooked from any existing properties that surround the site.
- 5.7. In terms of the amenities of surrounding properties, the design has been prepared avoiding any rear facing habitable window at first floor level. This would ensure that no overlooking is caused to the rear of No. 16 Blyth Road. In addition, although one first

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floor window is shown on the property's northern flank, facing towards Karen Court, this would solely serve a landing and the window could be obscure glazed in order to ensure that no unacceptable overlooking to these properties is caused.

- 5.8. The scale of the building has been stepped away from the rear of the properties within Karen Court and the distance retained would ensure that no unacceptable overshadowing or overbearing impact would be caused to these neighbouring properties.
- 5.9. With regard to the relationship with properties to the south in Bracken Hill Road, no habitable windows are located on the flank wall of No. 9 Bracken Hill Road and therefore no unacceptable loss of daylight or sunlight or reduction of outlook would occur.
- 5.10. Taking these material considerations into account, compliance with policies BE1, H7 and H9 of the Bromley Unitary Development Plan would be achieved along with compliance with the National Planning Policy Framework and the Adopted London Plan policies as referenced above.
- 5.11. It is therefore requested for Full Planning Permission to be granted.