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London Borough of Bromley Council Planning Division
Civic Centre
Stockwell Close
Bromley
BR1 3UH

26th October 2020

via Planning Portal

PLANNING STATEMENT

RE: 59a Chislehurst Road, Chislehurst, BR7 5NP

INTRODUCTION:

This planning statement is submitted on behalf of Rey Enterprises Ltd the company owner of 59a Chislehurst Road, Chislehurst, BR7 5NP. The proposal involves a Sub-division of existing Maisonette to create two separate 2-bedroom self-contained flats within the existing premises. 3-bedroom existing maisonette conversion with rear roof terrace at top flat & internal configuration to existing first & second floor maisonette. This is an end of terrace property located within the South East London region of England with neighbouring properties of similar age and construction.

SITE DISCRIPTION:

The well-presented three-bedroom maisonette has plenty of potential to increase housing in the area and located within 150ft of Chislehurst train station along with local shops at close proximity. This property is a family dwelling (Class C3).



**Birds eye view
of 59a
Chislehurst
Road**

The site is a square shape and is accessed from the East of Lower Camden Road, with surrounding neighbouring properties, which share similar character and appearance. The property is not listed but it is in a conservation area.

PROPOSAL:

This proposal is to obtain planning approval for Sub-dividing the existing first & second floor maisonette to create an additional flat at top level & a roof terrace (over existing first floor roof at the outrigger) along with internal configuration.

The proposal seeks to obtain planning approval to match keep in line with neighbouring properties in terms of size and mass that have been granted approval for parts of a similar scheme. The proposed scheme will not affect any neighbouring properties, nor will it take away any character to the existing property. Visually this will not have any major impact to the streetscape.

All proposed materials and style of brick, windows, render, roof tiles, doors, etc... re to match the existing. The proposal also deems to improve the landscape/garden areas of the site, which will enhance the surrounding nature.

SUMMARY:

The proposal would be a significant improvement to the property for increasing housing demand in the borough, which will not visually harm the surroundings, nor does it impact on the character or form of the original dwelling.

I trust you will find the above planning statement entirely satisfactory, however, should you have any further questions or queries please do not hesitate to contact me. In the meantime, I look forward to hearing from you soon.

Kind regards,

Anish Patel BSc(Hons), BA(Hons), ACIAT, M.Arch.Des