

Planning Statement

Flat 731 Romford Road Manor Park London E12 5AW

Erection of mansard roof extension to provide 1 x 1 bedroom flat.

The present use of the building is commercial on ground floor level with a flats above. The property is located within an established commercial area .

The surrounding area is mixed use in character, with a number of buildings fronting onto Romford Road including retail type uses at a street level, whilst the side streets are predominantly residential in character.

The proposed development will make an important contribution to the rejuvenation of the current site and surrounding area, especially in relation to providing good quality residential accommodation for both small families and professionals in the area. The proposal is of a high quality design and will enhance the appearance and identity of Romford Road.

The proposals makes efficient use of its location which is within a very sustainable location nearby to local amenities and public transport links such as bus stops.

Amount

The proposal is for mansard roof extension to provide 1x1 bedroom self contained flat in character with the adjacent properties.

Layout

The proposal in character with the adjacent properties. It is considered that the proposal will in principal, integrate well with the existing pattern of development and surrounding area. The proposal will cause no reduction in residential amenity for the adjacent occupiers in terms of loss of light, overlooking or noise.

Scale

The proposed extension in terms of scale and design would not harm the amenities of nearby residents.

The proposed development respects and enhances the character and appearance of the original property as well as the adjacent properties in terms of scale, massing and materials.

Materials and Appearance

The proposal will be constructed of materials that match the existing building and be finished to match the texture and appearance of the existing roof. The windows and doors will be of similar appearance to the existing painted aluminium or uPVC with similar profile as the existing.

Environmental

All works will be carried out in strict accordance with the requirements of the current Building Regulations ensuring optimum performance of the completed building in terms of energy efficiency.

Access for Transportation

The property is situated at Romford Road within easy reach of many local amenities including schools, shops, super markets, places of worship, public open spaces, social venues and a large number of employment areas.

Assessment and Evaluation

The proposed development respects and enhances the character and appearance of the original property as well as the adjacent properties in terms of scale, massing and materials. The proposal is sustainable and appropriate in the overall context of the area and the site. It is in keeping with already existing pattern of the development and it will contribute positively towards the overall betterment of the area in general and the site in particular.