

Youngs Building Surveying Services Ltd

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PLANNING STATEMENT FOR 8 REEDHAM STREET, LONDON, SE15 4PH

May 2021

Architectural Design - Planning & Building Control Drawings - Structural Calculations - Structural Reports – Party Wall Matters
Schedule of Condition Reports - Dilapidations - Professional Consultation - House Condition Surveys - Defect Diagnosis & Remedies

SITE

1. INTRODUCTION AND PROPOSAL

Overview

This planning statement shall be read in conjunction with the associated plans for the above property.

The application is for the proposed lawful development use for a loft conversion within the existing roof structure at 8 Reedham Street.

2. SITE AND SURROUNDINGS

Existing Site

The existing site sits at the end of a row of terrace houses, with a small front garden and modest rear garden. The dwelling has previously been extended at the first floor to the side and has a vaulted hipped roof. To the rear of the property is a retirement home and to the front is vacant site formally a primary school.

3. DESIGN

Amount

The existing first floor extension roof increase amounts to a roof volume of 22.16m³.

The proposed loft conversion dormer would increase the roof volume by a further 17.66m³.

The permitted development allowance for a terrace house is 40m³ and the total increase including the previously added first floor extension would amount to a total increase of 39.82m³, and therefor fall within the allowance.

The flat roof dormer will be kept below the height of the existing ridge and the dormer face is set back 1500mm from the edge of the main roof eaves.

Appearance

The front roof pitch will have 3 pitched roof lights installed and the face of the dormer will have 2 matching style windows.

The dormer will be clad in hanging tiles colour matched to the main roof.

4. CONCLUSIONS

In conclusion the proposed development at 8 Reedham Street falls within The Town and Country Planning (General Permitted Development) (England) Order 2015 for roof alterations (Loft conversion)