



# Planning Statement

73 Ranelagh Road

Stratford,

London

E15 3DP

## 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 **73 Ranelagh Road, Stratford, Greater London.**

## 2. SITE AND SURROUNDINGS

### Existing Site

The existing site sits in the middle of terrace houses, with a small front garden and modest rear garden. All windows to the rear of the property are white UPVC awning windows. The dwelling has no extensions done in the past.

At the south end of the street is the Ranelagh primary school and is a couple of blocks from East London Rugby Club and Valetta Grove Playground.



Figure 2.1 Front and rear view



Figure 2.2. Location Plan

### 3. DESIGN

#### Amount

The proposed loft conversion dormer would increase the roof volume of 35.82 m<sup>3</sup>. The permitted development allowance for a terrace house is 40m<sup>3</sup> and therefore, the expansion falls within the allowance. Two bedrooms and 1 Bathroom will be added and the Total Gross Internal Area (GIA) after the expansion will be 36.15 m<sup>2</sup>. The proposed flat roof dormer will not be higher than any part of the existing ridge line and the dormer face is set back 200mm from the edge of the main roof eaves measured along the slope.

#### Appearance

The front roof pitch will have 2 pitched roof lights installed and the face of the dormer will have 2 matching style windows to provide natural light. The dormer will be clad in hanging tiles colour matched to the main roof. Proposal would not include any window/s in wall/roof slope forming a side elevation. No verandah, balcony or raised platform proposed.

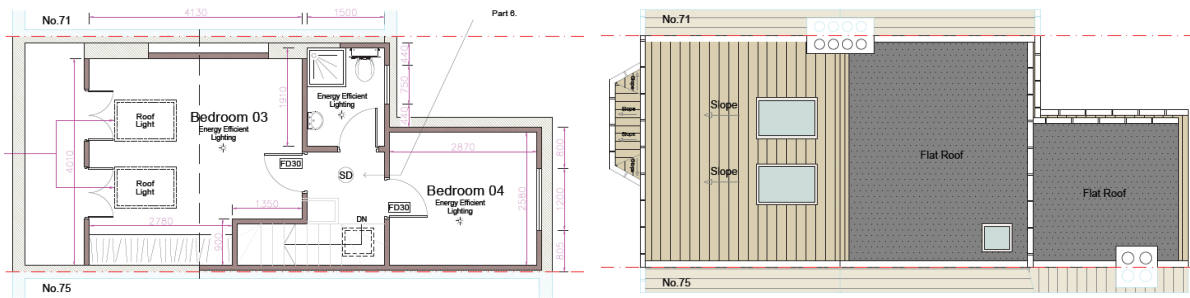


Figure 3.1 Plans

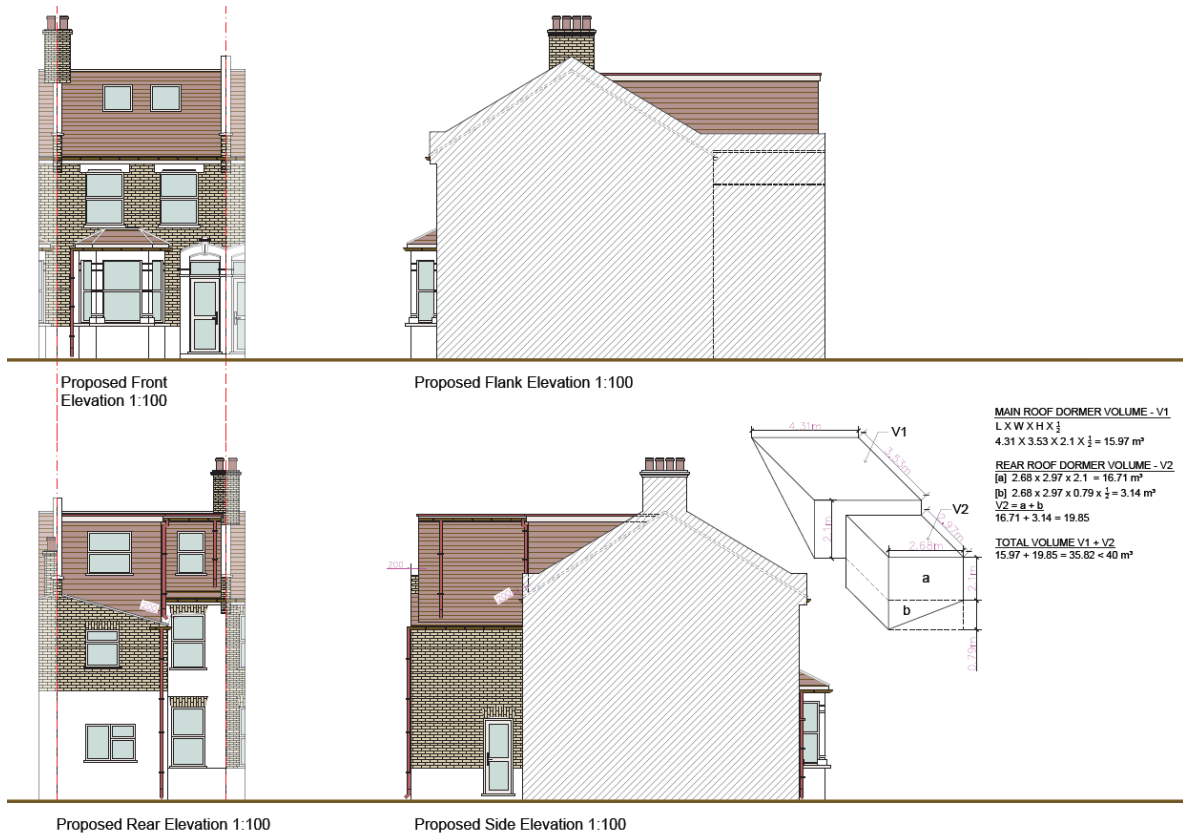


Figure 3.2 Elevations and volume calculations

### Location

The location of the building is not located within a Conservation Area. The house is not listed.

### Access

No alterations to existing access or parking.

## 4. CONCLUSIONS

In conclusion the proposed development at **73 Ranelagh Road** falls within The Town and Country Planning (General Permitted Development) (England) Order 2015 for roof alterations (Loft conversion)