

## **Planning Statement**

**170 Shrewsbury Road, E7 8QJ**

This planning Statement is written in support for loft conversion of the Property.

### **Site:**

The site is currently occupied by a residential two storey building as terraced property on Shrewsbury Road. The setup of property is similar to other existing properties nearby.

### **Proposal:**

The proposal is for loft conversion.

### **Vehicular Access:**

Access to public transport would seem relatively good in terms of buses, which stop on Shrewsbury road. The property is also reasonably situated for the local amenities of the surrounding area. Moreover, car parking spaces are available at the front of the property and residents' parking permits required. This development will not affect any existing parking or access routes

### **Security:**

It is considered that the proposed will be very secure. It can only be access from main entrance in Shrewsbury Road. It is also proposed that the property will fully comply with the Secure By Design requirements and be provided with an intruder alarm system.

### **Appearance:**

The proposed development does not materially affect the appearance of the building. The overall appearance of the property remains largely unaltered. The proposed design will provide generous living space for residents with room functions and layout. The proposal is intended to create two additional rooms, to utilise the building helping meet the current needs.

No alterations are proposed to the means of surface or foul water drainage. The proposed conversion will utilise the existing system. The building will be upgraded thermally to beat the minimum requirements of the building regulations. Where possible, the proposed dwelling will use environmentally friendly materials sourced locally. Energy efficient materials will also be utilised where possible, thereby reducing the property's carbon rating.

### **Landscaping:**

Landscaping will be completely unaffected by this conversion.

**Scale:**

The scale of the property seen from the Shrewsbury Road or any public viewing point will not change. The neighbouring property to the either side will be completely unaffected by this conversion. Hence this conversion will not prejudice the daylight, sunlight or outlook of adjacent properties. It is therefore considered that the proposed alterations would not have any unacceptable adverse impact on the character or appearance of the area, or on the amenity space of neighbouring properties.

**Conclusion:**

The proposal will create much needed residential accommodation in a desirable residential area. The proposal will meet high standards of accommodation in terms of space and finishes, flexibility of use and energy efficiency. The street scene will not be affected.

The intention is that this opportunity will create a dwelling of high quality in an area which supports the principals of creating pleasant places to live with buildings that deliver a sustainable way of living, as well as aiming to lower their carbon footprint by introducing technologies and materials which allow for better heat retention, and use of non mechanical ventilation. The proposal has regard to the guidance in the council's residential development guide. Also, this development will also contribute to the Council's and Government's aim in helping to meet housing targets.