

Planning Statement

96 Montpelier Gardens,
London,
E6 3JF

Summary

The Planning Statement has been prepared to support a Lawful Development Certificate for Proposed Use application for the aforementioned property and should be read in conjunction with the accompanying documents.

The Planning Statement deals with the following topics:

- 1.0 Introduction
- 2.0 Site location and description
- 3.0 Planning history of the site
- 4.0 Planning consideration

1. Introduction

- 1.1 Planning approval is requested for the proposal for a rear dormer loft extension at the aforementioned application site. This document therefore describes the proposal in detail and assesses the relevant national and local planning policies and related matters that need to be considered in determining the outcome of the planning application.

2. Site location and description

- 2.1 The application site is located along Montpelier Gardens and consists of a terraced three-bedroom family home with associated front entrance and a rear garden.
- 2.2 The surrounding area is predominantly mixed, characterized by two-storey family homes, flats and small establishments off Central Park Road
- 2.3 The site is not within a conservation area, nor does it have any conditions on it.
- 2.4 The proposal seeks to convert the existing loft into habitable space.

3. Planning History of the site

- 3.1 A review of the Borough Council's online planning history records has been undertaken. Whilst there are no planning applications logged onto the system, there have been many applications of similar developments approved.

4. Layout & Proposal

- 4.1 The layout of the proposal is principally detailed on the accompanying drawings.
- 4.2 The proposal will make efficient use of the existing space. A new staircase will be installed on the first floor, to provide access into the loft space.
- 4.3 The development will anticipate and adapt to the family's growing needs.

5. Planning consideration

- 5.1 The proposals comply with the Permitted Development guidance as set out under Schedule 2, Part 1, Class B (The enlargement of a dwelling house consisting of an addition or alteration to a dwelling house consisting of an addition or alteration to its roof), and Class C (Any other alteration to the roof of a dwelling house), of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 5.2 The volume allowance is within 40 cubic meters volume allowance for terraces houses.
- 5.3 No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- 5.4 No extension to be higher than the highest part of the roof.
- 5.5 Materials will be similar in appearance to the existing house.
- 5.6 The roof extension is to be set back as far as practicable, at least 2cm from the original eaves.
- 5.7 The roof enlargement will not overhand the outer face of the wall of the original house.

6. Planning consideration

- 6.1 The proposal is considered to satisfy all of the requirements for permitted developments as outlined above.