
**30B Caistor Park Road, London, E15 3PT:
Proposed Loft Conversion
PLANNING STATEMENT**

1. INTRODUCTION AND PROPOSAL

This planning statement is to be read in conjunction with the relevant planning application drawings for the above property. Planning approval is requested to convert the existing Loft space and create an L shaped roof structure to enable additional habitable space to the First floor flat, along with 3 No. front elevation rooflights.

2. SITE LOCATION

The property is located in Caistor Park Road which is a predominately residential area with two storey single dwellings along with properties that have been converted into self-contained flats. The site is not in a conservation area. There are numerous shops and transport links within easy walking distance.

3. PLANNING HISTORY

There is one online record for the site of an approved planning application under ref 22/02051/FUL for the erection of rear double dormer roof extension. There have been numerous applications of similar developments that have been approved notably the following: -

A) First Floor Flat, 16 Caistor Park Road, E15 3PT Planning Ref:- 22/00679/FUL

B) 70A Caistor Park Road London E15 3PS Ref:- 22/00679/FUL

C) 96B Plashet Road London E13 ORQ Ref: - 18/00430/FUL

4. DESIGN

The proposed Loft conversion dormer would increase the roof volume of 39.87m³. The permitted development allowance is 40m³ and therefore, the expansion falls within the allowance. The proposed works would include a bedroom with ensuite and a home office/study will be added and the total gross internal area (GIA) of the expansion will be 74.5m². The flat roof dormer will not be higher than any part of the existing ridge line and the dormer faces are set back a minimum of 200mm from the edge of the main roof and secondary rear addition roof eaves, measured along the slope. The front roof pitch will have 3 No. pitched roof lights installed. The dormer walls will be clad with wall hung tiles, colour to match existing pitched roof tiles. Dormer windows to match existing Upvc white double-glazed windows.

5. IMPACT UPON NEIGHBOURING AMENITY

The proposal has been drawn considering the effects /elements on neighbouring residential properties in terms of natural light, overshadowing, overlooking, or overbearing to and found, as all windows are opening to rear on its property.

6. CONCLUSION

While the proposal is considered to satisfy all the requirements for permitted developments as outlined above, the fact there are many similar developments in terms of scale and design would suggest that the development follows a certain pattern of development and should be considered acceptable in this instance. Finally the proposed works will facilitate additional and enhanced living space for improved living conditions for the occupants.