

# Patton.

ARCHITECTURE

## PLANNING DESIGN & ACCESS STATEMENT

Flat roof dormer to the rear of the property and internal reconfiguration

At

1A Lucas Avenue, Upton Park, London, E13 0QP



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## 1.0 Introduction

1.1 This statement has been prepared in support of a full planning application for a Flat roof dormer to the rear of the property and internal reconfiguration ("the Proposal") at 1A Lucas Avenue, Upton Park, London, E13 0QP ("the Site").

1.2 The purpose of this statement is to illustrate the key factors that have influenced the design of the proposals and to demonstrate how it respects the local area tying in seamlessly within the street scene.

1.3 This statement should be read with the drawings prepared by Patton Architecture and all other supporting documentation submitted herewith.

## 2.0 Site Appraisal and Context Analysis

2.1 The site is located within the settlement of Upton Park, fully within Newham local authority.

2.2 The site falls inside the Epping Forst Special Area of Conservation (SAC) Zone of Influence (3-6.2km Zone). The site is considered low risk within flood zone 1.

2.3 The site comprises a semi-detached building which has been converted into a doctors surgery with access located off the Western boundary of the site. The dwelling has a brick finish with a slate tiled roof.

2.4 The street scene and local character is varying in materials and styles from brick, render, and stone on facades and roofscapes vary in coloured clay and slate.

2.5 The street scene has a variety of different building heights, sizes and widths, many of which have been changed over time. This includes next doors property which has a rear dormer added and the property opposite which has a large front extension.

2.6 The local area mainly consists of residential dwellings and local facilities located in relatively close proximity to the application site. These are as follows:

- 0.1 mile / 1 minute walk to "Lucas Avenue Stop L" bus stop.
- 0.1 miles / 1 minute walk to the convenience stores.
- 1.1 miles / 23 minute walk to Vicarage Lane Community Centre.
- 0.4 mile / 8 minute walk to Upton Park train station.

2.7 The site is located in a highly sustainable area among semi-detached dwellings.

2.8 The Site has a planning approval which are as follows:

- **Planning Reference: 23/01063/FUL** – Erection of roof extension to medical practice tp provide consulting rooms and admin office space. – **Refused 2023**

- **Planning Reference: 06/00466/FUL** – Conversion and extension of the residential premises and part of the adjoining land to create a new general practice surgery.  
– **Approved 2006**

## **3.0 Design Principles**

### **Use**

3.1 The site has a D1 Non-residential Institutions – Primary Health Care Building land use, and the proposal looks to retain this use.

### **Amount**

3.2 Planning permission is sought for a flat roof dormer to the rear of the property and internal reconfiguration. The proposal will not adversely impact the neighbourhood and the additions are of a modest scale. As the proposal is modest in terms of size, scale and character to the existing house and the larger surroundings, we consider that it would with the NPPF as it is not a disproportionate addition.

### **Layout**

3.3 The internal layout will provide 8 consultation rooms over 2 storeys. On the Ground Floor there will be 3 consultation rooms along with a reception / waiting room, office and disabled WC. On the first floor will be 5 consultation rooms along with a small WC. On the second floor will be an office. The practice has a growing number of patients which they need to accommodate for, along with the additional number of doctors need to see the increased number of patients. This would not be feasible with the current number of consultation rooms.

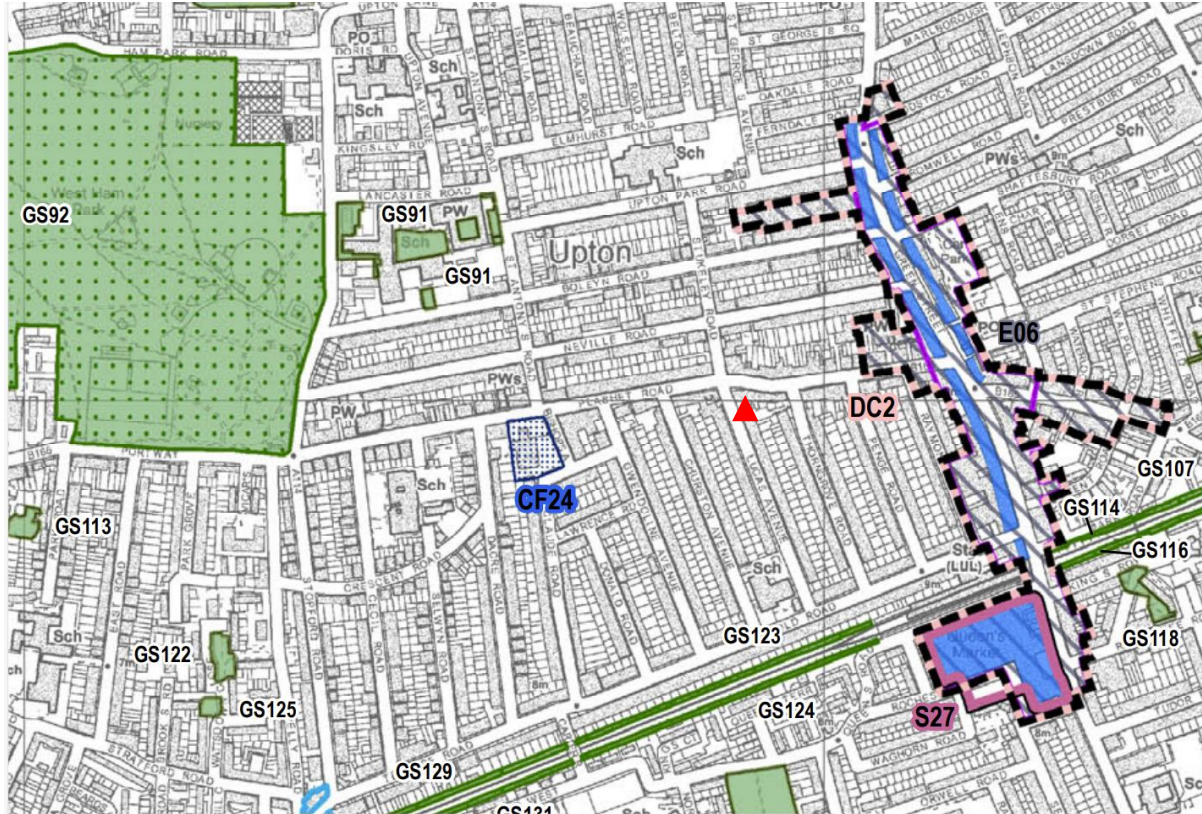
3.4 The growing medical practice needs extra space. The only way to add more space is to go into the roof owing to the site constraints. As the flat roof dormer will not project above the existing roof ridge, impact to the neighbours will be minimum. Matching materials are to be proposed to ensure the dormer complements the existing building.

### **Scale**

3.5 The property comprises of a 2 storey dwelling with a total existing ridge height of 8.7 metres which will be maintained. The existing width of the property is 13 metres which will be retained. The existing depth of the property is 16 metres, which will be retained.

## 4.0 Planning Statement

4.1 The application site has been identified within Newham Council. It is within the Epping Forest Special Area of Conservation (SAC) Zone of Influence (3-6.2km Zone). The site does not have any Tree Preservation Orders.



4.2 The following Planning Policies have been considered:

National Planning Policy Framework (MHCLG, July 2021)

D3 – Optimising site capacity through the design-led approach

D4 – Delivering Good Design

Joint Waste Development Plan for the East London Waste Authority Boroughs (adopted February 2012)

S6 – Urban Newham

SP1 – Borough-wide Place-making

SP2 – Healthy Neighbourhoods

SP3 – Quality Urban Design within Places

SP8 – Ensuring Neighbourly Development

Newham Local Plan Policies Map (2018)

Altering and Extending Your Home SPD (Adopted 01 February 2018)

4.3 Paragraph 120(e) of the NPPF states the planning policies and decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, the should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed and can maintain safe access and egress for occupiers.

## 5.0 Conclusion

5.1 The principle of extending the dwelling is acceptable within Newham. The application proposes a flat roof dormer to the rear of the property and internal reconfiguration. This complies with Policy SP8 of the Local Plan.

5.2 The proposed extension has an increase in gross internal areas that is acceptable within Newham Council guidance. This complies with Policy D3 of the Local Plan.

5.3 Careful consideration has been made to the existing character of the area and its specific features as defined within polices identified by the local authority. The design and layout of the proposed development take account of this identified character. This complies with Policy SP3 of the Local Plan.

5.4 The proposal has carefully assessed the local landscape and demonstrated that no adverse impact would be created by way of the proposed development.

5.5 We have seen no evidence of bats during our site visits.

5.6 The neighbouring buildings have been carefully considered and the proposal demonstrates that no adverse impact would be created by way of the proposed development. All new windows have been placed to minimise the impact of overlooking where possible. This complies with Policy D4 of the Local Plan.

5.7 No other material considerations have been identified that would outweigh the benefit of providing such a high-quality extension to a property within this area defined under D1 residential use. Planning permission should be granted 'without delay'. Please do not hesitate to contact us if you require anything further.