

EASY FORWARD PLANNING

Planning Statement

116 Eltham High Street, London, SE9 1BW

Eralp Semi
December/2023

This statement is submitted in support of a full planning application for Addition of a new floor above rear outrigger and re configuration of internal layout of the existing 2 bedroom flat.

Introduction

- 1.1 This statement should be read alongside the submitted floor plans, site layout plan and location plan.
- 1.2 The application site is an end terraced part 3 part 2 storey building located on Eltham High Street. The upper floors of the ground floor commercial unit has been converted into residential flats following approval of planning permissions. The proposal is for the improvement of layouts for the existing flats.

Policy Context

- 2.0 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan:
“If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 2.1 Relevant policies in the National Planning Policy Framework and the above documents are discussed below.
- 2.2 The Framework sets out the Government’s planning policies for England and how these are expected to be applied. At paragraph 14 it sets out a presumption in favour of sustainable development:
“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”
- 2.3 It states that for decision-taking, this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or its relevant policies are out-of-date, planning permission should be granted unless:
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or
 - Specific policies in the Framework indicate development should be restricted.
- 2.4 Paragraph 17 of the Framework identifies 12 core principles that should underpin plan-making and decision taking. The 3rd of these states that the planning system should proactively drive and support sustainable economic development to deliver, amongst other things, the homes that the country needs.
- 2.5 Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, his harm should be

weighed against the public benefits of the proposal, including securing its optimum viable use.

- 2.6** Paragraph 216 of the Framework advises that emerging plans may be taken into account in decision making, with weight to be given to such policies according to the stage of preparation of the plan; the extent of unresolved objections to it; and the degree of consistency of emerging policies with policies in the Framework.

Planning Considerations

- 3.0** The application seek permission for an additional floor above the outrigger to the rear of the building facing Passey Place.

4.0



- 4.1** Image shows the side elevation of the host dwelling and red arrow points to the area where the additional floor is proposed.
- 4.2** The design of the additional floor has been designed to be in keeping with the existing dwelling and neighbouring buildings. The application property due to its position in the high street is a predominant building therefore the proposed design needs to reflect the character of the area and be in keeping with surrounding buildings. It is our opinion that the proposed development will enhance the appearance of the building and surrounding area whilst create a more comfortable layout for the existing residential flats.
- 4.3** The internal layout of the proposed new units has been designed to the requirements of London Plan. The internal floor areas meet the minimum requirements set out in London Plan and all habitable rooms will have good level of outlook and natural sunlight and daylight.

Policy D5 (inclusive design) & D12 (fire safety – part A)

The proposed development is not a 'Major development. The proposed dwelling will be 3 storeys and relevant fire regulation requirements for a conversion of this type will be applied such as heat alarm in the kitchen, hard wired smoke alarms in hall ways, and emergency egress windows at ground, first and second floor levels. Self closing fire doors to be installed as entrance to each flat, and 30 minute fire doors to be installed to all fire doors. Walls between communal corridors and floors between flats to be upgraded to comply with building regulation standards for sound and fire protection.

Emergency egress windows at first floor bedrooms and any inner rooms, fitted with hinges to allow minimum 450mm x 800mm clear opening (min. area 0.33m²). Cill height should not be greater than 1100mm from finished floor level.

Proposed materials of the extensions comply with building regulation standards and the extensions will be built using traditional materials such as masonry walls with 100mm cavity and internal walls will comply with separating wall requirements providing the necessary fire proofing. All existing floors will also be upgraded to meet separating floor standards as well as new floors.

The property is accessible by fire engine.

Design Principle

- 5.0** The development of the property should be in keeping with the style and character of the area.
- 5.1** The development should respect the amenity of neighbouring properties in terms of privacy, day lighting and disturbance due to noise from adjacent living areas.
- 5.2** The design of the proposed development should be in keeping with the general standard of the area in terms of design, amenity, layout, facilities and convenience.

Summary And Conclusion

- 5.3** This statement has demonstrated that the proposed conversion would comply with the policies in the Framework.
- 5.4** Furthermore, the proposed development would not result in any harm to the significance of the property. The proposal would preserve the character of the street scene and would enhance the property.
- 5.5** It is considered that the proposed development will not adversely impact neighbouring amenity or the visual amenity of the host building. Nor is it considered to have a detrimental impact upon the character and appearance of the area. The proposed development will not cause disturbance to neighbouring properties nor to the host property.
- 5.6** Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and the presumption in favour of sustainable development at paragraph 14 of the Framework, it is respectfully requested that this application is approved without delay.