

## **PLANNING STATEMENT**

**Ref: 24/00030/FUL**

**SITE ADDRESS: 141 Carlyle Road, Manor Park,  
London E12 6BS**

Photo 1- Front Elevation



### **INTRODUCTION:**

This statement accompanies an application for a full planning permission for Erection of rear dormer extension and associated internal works to facilitate the creation of 1no. flat on the loft.

## **The existing site / property**

The subject property comprises of a two self contained flats (Ground floor flat and First Floor Flat) two storey mid-terraced house.

This property was originally built circa 1900's, like many other properties on this street, it was granted planning permission (ref: 89/0981/PLAN) to convert the property into two self contained flats. Loft conversion and erection of rear double storey roof extension with two front roof lights to first floor flat was granted planning permission (ref: 23/02189/FUL)

## **The proposal**

The applicant now wants to achieve 1no Flat on the loft, as shown by the accompanying drawings.

The layouts and stacking arrangements of each flat are clearly shown and The new second floor, roof dormer extensions, are essentially the same type of roof extensions that would constitute permitted development. Please note the permission of loft conversion with L shaped dormer is already been granted.

## **Waste and Recycling**

Recycling and waste storage provision are provided in the front garden as shown in drawings

## **Transport rating and car parking.**

The site has a PTAL rating of 4, as all public transport modes currently available include National Rail, London Overground, Tube, DLR, and Buses.

No provision for onsite parking is possible and no provision of cycle parking can be provided if needed.

## **Conclusion**

In summary, the proposed conversion of the loft into an additional one-bedroom flat aligns seamlessly with existing planning permissions and the neighborhood's architectural character. With provisions for waste management and a favorable PTAL-4 rating ensuring accessibility to public transport, the development addresses key logistical concerns. Importantly, the design has been meticulously crafted to avoid any perceived impact on neighboring properties, while also meeting the pressing need for additional housing in the area. By providing a comfortable and well-designed living space, this project offers a compelling solution to the community's housing demands, enhancing the neighborhood while maintaining harmony with its surroundings.