

# PLANNING STATEMENT

*Applicant:* Josef Lexx- Styles

*Date:* 04-02-2024

*Location:* 55 Casewick Road, Lambeth , SE27 0TB, London.

*Proposal:* Conversion of Existing Single-family Home into 2 self-contained flats.

## INTRODUCTION:

This statement is submitted in support of the planning application drawings seeking the permission for development of the property located at 55 Casewick Road, Lambeth. The proposed development aims to create a 2 bedroom flat in the ground floor and a new 3 bedroom apartment will be created in the first and second floor.

## SITE AND PLANNING HISTORY:

### Location:

The current building is a semidetached family home located in 55 Casewick Road, Lambeth. The street is populated with a mixed of property types including single family homes, but also an increasing number of 2-3 bedroom flats.

The property subject of this planning application with an area of 125 sqm contains a generous rear garden as well as 1 m side passage on the side.

### Site History:

A previous development scheme was approved to develop a ground floor wrap around extension with Planning Reference number: 24/00054/FUL

This scheme was approved on 27<sup>th</sup> February 20224.

## THE PROPOSED DEVELOPMENT:

From 2016 a series of flat conversions and new flat developments have been taking place in this street and in the area to contribute positively the new housing targets in the City of London. Records of an increase in purchases and rented 2-3 bedroom flats in Lambeth are available online for all public.

The proposed scheme aims to respond and contribute positively to the need for additional dwellings in the area by changing the use of a single-family dwelling into 2 self-contained flats with the intention to provide a total provision of 2 self-contained flats consisting of 2 bed and 3 bed with minor internal alterations, secure cycle spaces and refuse store at 55 Casewick Road.

	Bed Type	Proposed GIA sqm	Complies
FLAT 1	2 bed / 3 people	81.2	Yes
FLAT 2	3 bed/ 4 people	95.60	Yes

The proposed development aims to create the following alterations:

1. Provide 2 different flats / dwellings in the same property by converting the ground floor into a 2 bedroom flats and the upper floors into a 3 bedroom flat.
2. Create shared access to the rear garden so both flats can enjoy outdoor facilities within the property.
3. Additional changes to the rear flat dormer to create an additional bedroom.
4. Additional changes to the current external finishes will be made to enrich and enhance the character and the architecture of the building. The development seeks to change the external finishes by using white/cream render across all elevations.
5. This development does not seek any further extension to the rear wall approved in the previous application. The current main house volume approved in February 2024 will be retained. Only internal alterations will be executed.
6. Additional improvements to reduce the carbon footprint of the building will take place during the construction works including thermal insulation, air tightness and controlled solar gains. The goal is to make the future building a low carbon as possible within reasonable means.
7. Four cycle storage spaces will be provided at the front of the property to meet the needs of both flats.
8. A new waste bin space will be provided at the front of the property to meet the needs of both flats.

## **PLANNING POLICIES**

1. Lambeth Council supports the development of an integrated and sustainable transportation system that is extensive in coverage and meets the needs of all residents, businesses, workers and visitors. All developments should contribute positively to improve accessibility and safety.

As per table 6.3 (Cycle Parking Minimum Standards) as part of Chapter 6 of the London 2016 the proposed development will provide 4 cycle storage spaces for both self-contained flats.

2. The London Borough of Lambeth has a duty as a waste collection authority to arrange the collection of household waste and recycling. Flatted accommodation should be provided with communal waste and recycling storage chambers to house waste and recycling containers.

As per Lambeth Council's Waste Guidance Notes for New Developments space for 3 units of 1100 litre euro bin for refuse and recycling will be provided within the property boundaries.

## **CONSLUSION**

The proposed development is the result of careful consideration based on the previous approved scheme and the current resident's needs in the area.

The improved proposal aligns with local and national planning policies as it does seek to improve the building with sustainable techniques as well as to enhance the architectural character of the area, and therefore we would like to suggest you recommend this development for approval.