Planning Statement

Site Location: 35 Chestnut Avenue, E7 0JQ

Date: March 2024

To be read in conjunction with the following documents submitted separately:

REAL/2024/109/03-002 Block Plan *(Resilient Edge)*

REAL/2024/109/03-101 Plans - Existing *(Resilient Edge)*

REAL/2024/109/03-104 Plans - Proposed *(Resilient Edge)*

REAL/2024/109/03-201 Elevations - Existing *(Resilient Edge)*

REAL/2024/109/03-204 Elevations - Proposed *(Resilient Edge)*

REAL/2024/109/03-301 Sections - Existing *(Resilient Edge)*

REAL/2024/109/03-304 Sections - Proposed *(Resilient Edge)*

Site Description

The application site is occupied by a two-storey mid terrace dwelling with access from Chestnut Avenue via a front yard and front door. The property also has a private enclosed rear garden.

Proposal Summary

First floor rear extension to existing mid-terraced dwelling with associated internal alterations to include a new ground-to-first floor stair, ground floor hallway and first floor landing.

Community Involvement

Due to the negligible scale of development proposed, no community involvement has been undertaken as part of the application process.

CIL

The proposals have a net increase of 3.8sqm (GIA) and will not create or remove dwellings, resulting in the development not being Chargeable for CIL.

CIL Form 1 has been completed and submitted as part of this application.

Design

The proposed extension is located on top of an existing ground floor extension with an additional height of 2.64m above the existing roof level. The proposed rear elevation is set back 2.87m from the rear elevation of the existing extension, such that a 45 degree line drawn from the rear eaves of the new extension would not pass beyond the rear eaves of the existing extension.

At a total length of 2.46m, the extension will be positioned wholly behind a 45 degree line drawn from either of the nearest habitable windows of adjoining neighbours, ensuring there is no significant impact on existing sightlines, views out or access to daylight/sunlight.

The proposed extension will abut the boundary with no.33 Chestnut Avenue and be set back 2.11m from the boundary with no.37 Chestnut Avenue. This position ensures that the proposal will have minimal impact on habitable room windows in both neighbouring properties. A 45 degree line drawn from the side eaves falls 1.1m away (at the closest point) from the habitable window at no.37 and 0.7m away from the habitable window at no.35.

As both neighbouring properties have existing ground floor extensions of equal length to the existing extension at the application site, there are no ground floor windows that would be affected by the extension and there will be no impact on sense of overbearing or enclosure on neighbours external amenity.

A non-opening window at no.33 Chestnut Avenue will fall fully within the 45 degree line drawn from side eaves of the proposed extension. This window serves the stairwell for the property and is positioned at high level over the bottom steps of the stairs, such that cill height internally is approximately 3m above tread level. Due to the positioning of this window, it does not offer good opportunities for views out and residents are likely to see only a very limited part of the proposed extension through this window under normal usage conditions as views are only available from the first floor landing, set back 2.75m from the glass.

The proposed extension is to be clad in slate tiles to match the existing roof material and to provide a lightweight appearance that does not detract from the original flat-backed character of the host property.

Whilst the original building and host terraces on Chestnut Avenue do not feature a rear projection as-built, this is a significant anomaly in the immediate local area, with all other terraces featuring an original rear projection.

In addition, later additions of first floor extensions are evident at no.03, no.07 and no.50 Chestnut Avenue, with no.2-20 Chestnut Avenue appearing to have been construction with rear projections originally.

Daylight / Sunlight Assessment

The proposed extension is to the North of the host building, so impact on daylight/sunlight is limited to short periods of additional shading over no.33 Chestnut Avenue in the early morning before the sun passes behind the main existing building to the East, and short periods of additional shading to no.37 in the evening after the sun passes around the main existing building to the West. This shading is unlikely to have any impact in the Winter whilst the Sun path is lower and shorter, with gradual increase through Spring and decline through Autumn and the most pronounced affects occurring in Summer.

As noted above, the extent and positioning of the proposal is such that additional shading is unlikely to impact any habitable room windows at either adjacent property.

A Daylight / Sunlight assessment can be prepared if required.

Drainage & Flood Management

No works are proposed at ground level so the development will not affect or be affected by drainage and flood management.

New proposed flat roof will replace the same area of existing flat roof, with rainwater goods connecting into existing above ground drainage infrastructure.

Flood Risk

The application site is located within Flood Zone 1, an area with a low probability of flooding. The Environment Agency Flood map for planning has been submitted as part of this application.

Parking

There is no on-site parking and there is not sufficient space at the front of the property to provide on-site parking.

Chestnut Avenue provides controlled on-street parking for permit holders and short term stays for paying visitors.

Pollution Management

Air Quality will not be materially affected by the proposals as the existing and proposed Uses are residential (C3). New gas combination boiler heating systems will meet the requirements of Approved Document Parts J & L and will meet or exceed the requirement of EN15502 Pt 1 2015 Class 6. New cooking appliances will be electric. No other combustion appliances are proposed.

All external lighting will be cowled to prevent light pollution to neighbouring properties. External lights will be fitted with light sensing controllers to prevent energy use during daylight hours, with timer cut-offs to prevent lights being left on for long periods unattended.

Ventilation systems will be ducted to outside air in compliance with requirements for clearances from obstructions and openings as defined in Approved Document part F. No external extraction equipment is proposed other than duct terminals.

The land is not known or expected to be contaminated. Having been originally developed in the 1920's on previously greenfield land, and with evidently little development having taken place in the interim, it is highly unlikely that the site would have been subject to any industrial contamination.

Transport

The site is located approximately 100m from Wanstead Park station providing access to London Overground services between Gospel Oak and Barking Riverside, with connections to the Central, Circle, District, Hammersmith & City and Victoria Lines all within 2 stops.

The site is located approximately 100m from Forst Gate station providing access to London Underground Elizabeth Line services between Shenfield and Heathrow.

The site is located approximately 200m from Bus Stops on Woodgrange Road with services to East Ham, Silvertown, Lower Clapton, Walthamstow and Wanstead with connecting services.

TFL WebCat gives a current PTAL score of 3 for the application site.

Tree Survey

There are no trees within 10m of the proposed development. No works are proposed to trees.

Waste Management

The dwelling is supplied with in-built separated internal storage containers for refuse and recycling within the main kitchen area. External storage will be unchanged.