

Planning Statement

38 Creighton Avenue, Eastham, E6 3DS

This planning Statement is written in support for loft conversion of the Property.

Site:

The site is currently occupied by a residential two storey building as terraced property on Creighton Avenue. The setup of property is similar to other existing properties nearby.

Proposal:

The proposal is for loft conversion.

Vehicular Access:

Access to public transport would seem relatively good in terms of buses. The property is also reasonably situated for the local amenities of the surrounding area. Moreover, car parking spaces are available at the front of the property and residents' parking permits required. This development will not affect any existing parking or access routes

Security:

It is considered that the proposed will be very secure. It can only be access from main entrance in Eustace Road. It is also proposed that the property will fully comply with the Secure By Design requirements and be provided with an intruder alarm system.

Appearance:

The proposed development does not materially affect the appearance of the building. The overall appearance of the property remains largely unaltered. The proposed design will provide generous living space for residents with room functions and layout. The proposal is intended to create one additional room, to utilise the building helping meet the current needs.

No alterations are proposed to the means of surface or foul water drainage. The proposed conversion will utilise the existing system. The building will be upgraded thermally to beat the minimum requirements of the building regulations. Where possible, the proposed dwelling will use environmentally friendly materials sourced locally. Energy efficient materials will also be utilised where possible, thereby reducing the property's carbon rating.

Landscaping:

Landscaping will be completely unaffected by this conversion.

Scale:

The scale of the property seen from the Creighton Avenue or any public viewing point will not change. The neighbouring property to the either side will be completely unaffected by this conversion. Hence this conversion will not prejudice the daylight, sunlight or outlook of adjacent properties. It is therefore considered that the proposed alterations would not have any unacceptable adverse impact on the character or appearance of the area, or on the amenity space of neighbouring properties.

Conclusion:

The proposal will create much needed residential accommodation in a desirable residential area. The proposal will meet high standards of accommodation in terms of space and finishes, flexibility of use and energy efficiency. The street scene will not be affected.