

Planning Statement / Development Justification

Location: 137 Hilldene Avenue, Romford, Essex, RM3 8DL
Proposal: Proposed Certificate of Lawfulness for Loft Conversion with Rear Dormer and Two Roof Lights to Front Elevation.

Existing Property

The existing property has two floors of accommodation which consist of the following:

Ground Floor:	Porch Entrance, Reception, Kitchen and WC
First Floor:	Three Bedrooms and Bathroom
Attic:	Void

The Proposal

The proposal involves the attic space converted to provide a bedroom.

Conclusion

The Council are requested to consider the application favourable having regard to the good standard of accommodation that will be provided to the existing dwelling and to the proposed development.

The proposal comes under permitted development. The cubic capacity of the proposal is under 40 Cubic metres.

The proposal does not result in any demonstrable harm and must be considered on its individual merits.

The property is clearly situated in a stainable location and will not detrimentally impact on adjacent residents or street scene.

The materials to be used externally will be small clay tiles to the cheeks and front face of the dormer colour to match that of the main roof, the flat roof covering will be of GRP Fibre Glass finish – Colour Charcoal Grey.