

MP CHARTERED ARCHITECTS

Architects and Designers

EM/3011

12 June 2024

Planning Department
London Borough of Havering
Town Hall
Main Road
Romford
RM1 3BB

Dear Sir or Madam

2 Pemberton Avenue

We submit our Planning Application for the extensions and alterations to the above property and I attach copies of our drawings 3011_01, 04, 05, 06_RevA & 07_RevA for your approval.

Our proposal is to convert the loft and extend to the rear and side of the first floor to provide our client with a better living space. We have shown a master bedroom and ensuite to the rear and have shown a dressing room in place of the existing rear bedroom. We have shown a larger family bathroom and a new bedroom within the side extension. We have created a new staircase above the existing staircase to access the second floor where we have created a rear dormer between the existing roof and new roof to the first floor extensions, to provide space for an additional bedroom, study and ensuite.

Externally, we have shown render to the extensions and rear dormer, and we have shown brick slips to the front of the property at ground floor level. We have shown a new hipped roof over the first floor extensions and a flat roof to the dormer. We have shown sun tubes to provide natural light to the ground floor and roof lights to the second floor to provide natural light and ventilation. We have also shown a new roof lantern in the existing flat roof and solar panels to the new roof.

As we have removed the existing flat roof above the store and utility, we have created a new hipped roof to compliment the property and also to provide shelter above the front door.

Our proposal will not affect either of the neighbouring properties and will not create any additional overlooking. We have not extended past the 45 degree line from the neighbouring properties first floor window to ensure that we do not obstruct their view or natural light.

We trust that you can approve this application, however if you have any queries, please feel free to contact me.

Yours faithfully,



Martyn Pattie Chartered Architect R.I.B.A. Dip. Arch (Oxford) Gulsun Erbas Administrator
Great Basons, Basons Lane, Ongar, Essex CM5 9AR
t: 01277 364979 • e: info@mparchitects.co.uk • w: www.mpcharteredarchitects.co.uk

MP Chartered Architects is the trading name for MP Chartered Architects Ltd

Conversions • Refurbishments • Interiors • New Housing • Listed Buildings • Appeals • Project Management • 3D Computer Modelling

Ellie-Mae Maguire
Architectural Assistant
Encs
cc Mr Berry