

PLANNING STATEMENT

SITE

Wellington Street comprises mainly 2 story terraced properties circa 1900 it is considered.

No 125 is a double fronted property with small front garden and with considerable ground floor extensions which have existed for over 15 years and are all permitted.

It is currently in use as 6 bed roomed family house with rear garden.

The existing ground floor is 112sq.m. in area and the first floor is 57.6sq.m.

No 124 was recently granted permission to convert from a large house to 2 flats. Also no 124 extends on both floors over a similar foot print to no 125. No 126 is similar in the area of accommodation to no 124.

Many properties in the street it is noted have been converted from family houses to flats and the pre-app. response confirmed that the principle of conversion to flats would be considered acceptable.

It would not be considered, also, that the conversion would affect the character of the street.

It is considered however that the proposed layouts, of the ground floor units would have too narrow a living space for the smaller proposed unit and affect the residential amenity. Although the areas of the flats would meet the area standards.

It is recorded that the flat in question could be re-planned to have the living accommodation in the front which has a wider existing space, however the current proposal is for a different layout and flat mix**

It is not considered with current insulation levels that the impact on neighbouring properties would be affected.

Also, nor is there any need for parking however cycle parking would be needed in the front area to Wellington Street.

The European Bird Directive on mitigation of additional recreational activity is expected to attract a contribution of £337.49. per new unit.

It is not considered that there would be any archeological impact from the scheme as it is not affecting the ground.

ORIGINAL PROPOSAL

This was to convert the property into 3 units, 1 no studio, 1no 2bed unit and a 1 bed 2 person unit on the first floor. However, the Client has now thought it relevant to revise the scheme as below. This revision would deliver a more mixed result retaining a large family unit plus a smaller flat.

PROPOSAL

The retained ground floor of the property (excluding some rear extension to the rear & rhs to be removed) is 112sq.m. in area and the first floor is 57.6sq.m. in area.

The ground floor is now proposed to be 4 bed 6/7 person unit of 108sq.m. in area. This is equal to the national standard NDSS.

Bedrooms will be 2.15m min. width. Single bedrooms will be 7.5sq.m. min. in area and double bedrooms will be >11.5sq.m. 2 bathrooms/shower rooms with wcs will be provided the storage.

The living kitchen diner will be 38sq.m. in area and 4m minimum in width and wider in some areas.

Rooflights will be installed over the ground floor kitchen dining area.

Bedrooms would all have a minimum width of 2.15m, single bedrooms would exceed 7.5sq.m. and double bedrooms would exceed 11.5 sq.m. min. 2.75m width.

The ground floor units would have use the rear garden.

The first floor is proposed to be a 1 bed 2person unit of 57.5sq.m.(51sq.m. Nat. Minimum).NDSS. Accessed by a protected staircase to a shared lobby.

The first floor unit will be provided with a screened roof terrace of 10sq.m. minimum in area. The room sizes and accommodation will be of accepted standards.

There is no dedicated parking to properties in the street existing for houses or flats.

2 no cycles and bin storage would be in the front area.

Storage will be provided for 1 bed unit 1.5sq.m. and 2 bed 2sq.m. min.

This is an edge of Town location considered suitable for flats.

It is also within the SPA area related to wildlife in the Thames Estuary and may attract a financial contribution. As noted previously.

CONCLUSION

This updated scheme will provide accommodation for contrasting users and retain a family unit with good sized amenity space.