

LOCAL PLANNING APPLICATION ADDITIONAL REQUIREMENTS FOR APPLIANTION:

35 BEDFORD AVENUE UB4 0DP

ACCESSIBILITY STATEMENT

The access to the properties remains unaltered and it has proved satisfactory over the last 80 years. The access to the individual flats provides stair free access to the ground floor and the first floor flat has a stairway wide enough for a stair-lift to be installed if required.

Within the ground floor flat the doorways and corridors will conform the access requirements set out in the publication: Approved Document M Access to and use of buildings volume 1 Housing

AIR QUALITY ASSESSMENT: not in an area of poor air quality

ARBORICULTURAL IMPACT ASSESSMENT: there are no trees on the site and the proposals will have no adverse consequences to trees that are in the locality. There are no trees on the neighbouring properties.

CONTAMINATED LAND: this land was agricultural land for at least 200 years prior to the construction of housing about 85 years ago. This is no likelihood of contamination.

DAYLIGHT/SUNLIGHT ASSESSMENT: this proposal has no impact of the daylight or sunlight arriving at the neighbouring properties and the enlargement element of this proposal has already been granted consent.

DESIGN AND ACCESS STATEMENT: not in a designated area.

DRAINAGE ASSESSMENT AND PLANS: Within the site new drains will be laid that connect to an existing foul sewer serving the street. The surface water will be drained to soak-aways within the site.

EXTERNAL LIGHTING: no external lighting is proposed.

GREATER LONDON AUTHORITY DATA

Site Information

1. Title number MX53436
2. Energy performance Certificate : D
3. Existing Use: C3
4. Private Ownership
5. Site Area 0.04 hectares
6. Gross internal area of existing buildings = 68sq.m
7. No vacant land credit

Application Support

1. No viability assessment
2. No 3D model
3. No circular economy statement
4. No air quality statement
5. No transport impact statement
6. No fast track

General Information

1. Enlargement of existing dwelling house and conversion into two flats
2. No scheme name
3. No phasing of scheme
4. Application relates to the entire building
5. This application will not replace an existing permission
6. The application will not replace part of an existing permission
7. No permissions to be replaced
8. There are no projected dates for implementation
9. The owner is the developer
10. No company: owner is Mr Setandar Junaja
11. No company
12. No social landlord
13. Costs not known
14. Only one building is involved it has two storeys and height is 8 metres

OPEN SPACE

1. Does result in loss of open space: Type: 22sq.m of garden with no designation and unchanged access and no land swap
2. Does involve the loss of garden land
3. No nature designation

HOUSING INFORMATION

1. Ground floor flat has three habitable rooms and the first floor flat has two habitable rooms.
2. Private rented sector
3. Both flats not M4(2) Compliant
4. Both flats not M4(3) Compliant
5. Flats
6. Provider: Private individual
7. Private
8. Private rented sector
9. GIA lost: none
10. GIA gained = 45 sq.m
11. Unit built on garden land
12. Unit will not provide sheltered accommodation
13. The units are not designed for older people
14. No gypsy/traveller sites gained or lost
15. No non-permanent dwellings lost or gained
16. No houseboats
17. Parking spaces existing = 1
18. Proposed parking spaces = 2

PLANNING STATEMENT

The planning policies that appear to be associated with the proposed change of use are noted in the table below

DMH1 A	Safeguarding Existing Housing	There will be a net increase in residential floor area.
DMH1 B	Subdivision of a dwelling, parking, self-contained, amenity space and living standards	The proposal provides an off street parking space for the exclusive use of each flat. There is private amenity space for each flat. The flats have accommodation that is self-contained and complies with the Borough Council's adopted space standards.
DMH4	Residential Conversions and Redevelopment	It is believed that not more than 10% of the houses have been subject to conversion. The street is of 465 metres in length There is only one flat per floor The total internal floor area is 70.48sq.m + 42.57sq.m = 113 sq.m
DMH6	Garden and Backland Development	The actual enlargement of the building has already received planning permission. It does not involve backland development No trees or wildlife habitat is being lost
DMHB11	Design of New Development	Generally this development fulfils all of the requirements of this policy because it involves only a minor enlargement to an existing terrace of housing. Its external appearance is designed to be of similar appearance as the existing. Allocated areas are provided for waste storage There is no adverse impact on the amenity, daylight and sunlight of the adjacent properties.

