

## INTRODUCTION

This covering statement has been prepared in support of the proposal to construct a mansard loft conversion to house an additional bedroom. The property is a flat within a mid-terrace Victorian house. The property is constructed from London Stock brick with stonework detailing on the street facing elevation.

## NATIONAL PLANNING POLICY

The National Planning Policy seeks to boost the supply of high-quality housing and attach great importance to the built environment. It sets out the overarching planning policies on the delivery of sustainable development through the planning system and states that: 'Good design is a key aspect of sustainable development, it is indivisible from good planning and should contribute positively to making places better for people'. As regards delivering sustainable development the statement identifies in paragraph 27 that 'planning should seek to bring vacant and underused land and buildings back into beneficial use to achieve the targets the government has set for development on previously developed land'.

## DESIGN

Careful consideration has been taken during the design stage to ensure the creation of a mansard loft conversion at 24B South Villas is in keeping with development at neighbouring properties and compliments the local street scene. Precedent for the creation of a mansard loft conversion has been set by neighbouring property 15 South Villas as well as a number of properties in the surround areas. Our design, in terms of size, scale and siting matches the mansard loft conversion at 15 South Villas to ensure our construction is in keeping with the properties in close proximity. The materials used within construction will be similar in appearance to the existing building and the dormer windows have been appropriately positioned within the roof slope to ensure the loft conversion harmonises with the existing building. Approval of this application will allow for the property to make best use of the upper level and ensure the existing bedroom is a suitable habitable space. Approval will also allow us to ensure the staircase is compliant with fire regulations.

## ACCESS

The property will be accessed through the existing property and no new access will be created within the development.