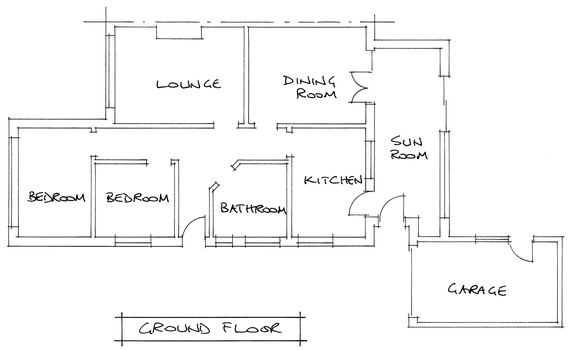
EXISTING ELEVATIONS

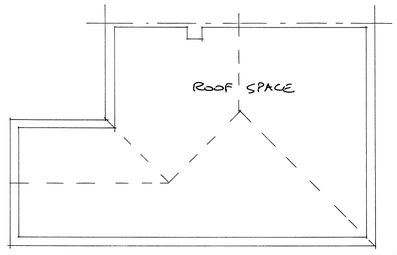


PROPOSED ELEVATIONS

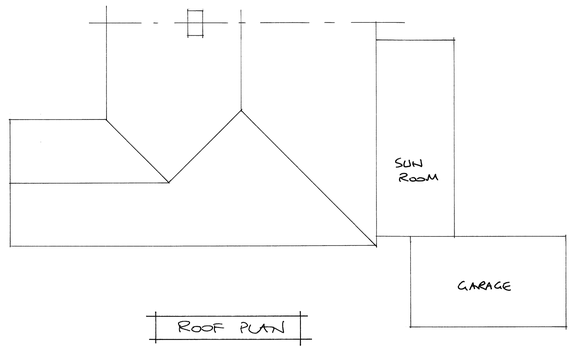
EXISTING PLANS



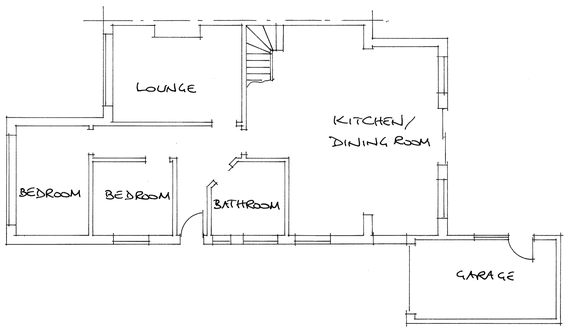
GROUND FLOOR

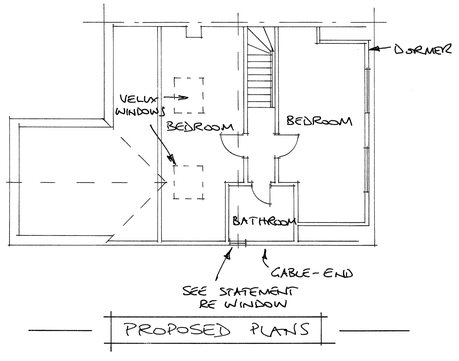


LOFT PLAN

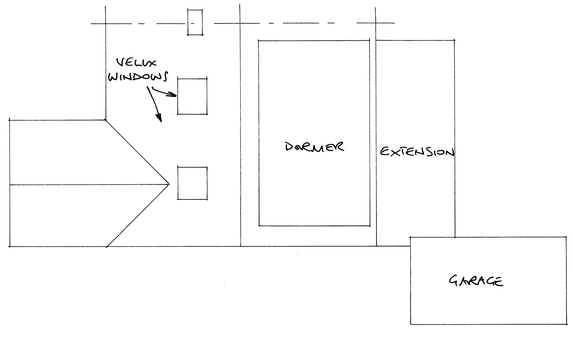


ROOF PLAN





PROPOSED PLANS



0 1 2 3 4 5 6 7 8 9 10m

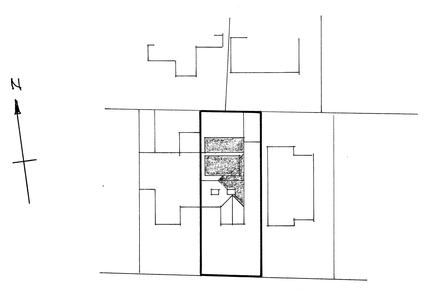
SCALE BAR (1/100) ON A1 PAPER.

VOLUME CALCULATION

GABLE: $\frac{8.8 \times 3.2}{2} \times \frac{4.4}{3} = 20.7$

DORMER: $\frac{3.6 \times 2.6}{2} \times 6.0 = 28.1$

TOTAL VOLUME = 48.8 CUBIC METRES



BLOCK PLAN (1/500)

0 10 20 m

Scale bar (1/500)

PLANNING STATEMENT

The property is a single dwelling comprising a semi-detached bungalow with a hip-ended roof. The proposal is to construct a loft conversion comprising a gable-end and rear dormer, as well as replacement of the existing sun room with a permanent extension of the same footprint.

The single-storey extension replaces the sun room with a permanent structure enabling removal of internal walls to create an open-plan kitchen /dining room. The extension would be less than 3m high externally and extend out less than 3m from the original bungalow rear wall. It would therefore be classed as Permitted Development according to Class A of the GPDO albeit for the eaves height slightly exceeding the existing eaves of the bungalow pitched roof, and the walls being rendered rather than brickwork as existing. Other than these factors it's virtually a direct replacement of the existing structure.

The loft conversion is Permitted Development in its entirety – being "an addition or alteration to its roof" the proposal falls within Class B of the GPDO, and meets all of the requirements as follows:-

- The proposal does not exceed the existing ridge height.
- The proposal does not extend beyond the plane of the roof which forms the principal elevation and fronts a highway.
- The proposal is within the 50 cubic metre volume limit.
- The proposal does not include a veranda, balcony or platform.
- The property is not on Article 2(3) land.
- The side (East) facing bathroom window in the gable-end will be obscure glass and opening 1.7m above loft floor level.
- The external materials used will be of similar appearance to the existing, i.e. tile hung gable-end and dormer walls, and white UPVC windows.
- The proposed dormer will be inset from the rear eaves, so far as practicable, by a minimum of 20cm.

In addition:-

- The Velux windows to the front roof slope are to be installed according to Class C of the GPDO, in that they will not protrude more than 15cm beyond the surface of the roof tiles.

PROPOSED EXTENSION & LOFT CONVERSION FOR MR COOPER		
39 INGLESIDE CRESCENT, LANCING		
SCALE: 1/100	DATE: 17/01/2024	DRAWING NO. CO/01