Planning Supporting Statement:

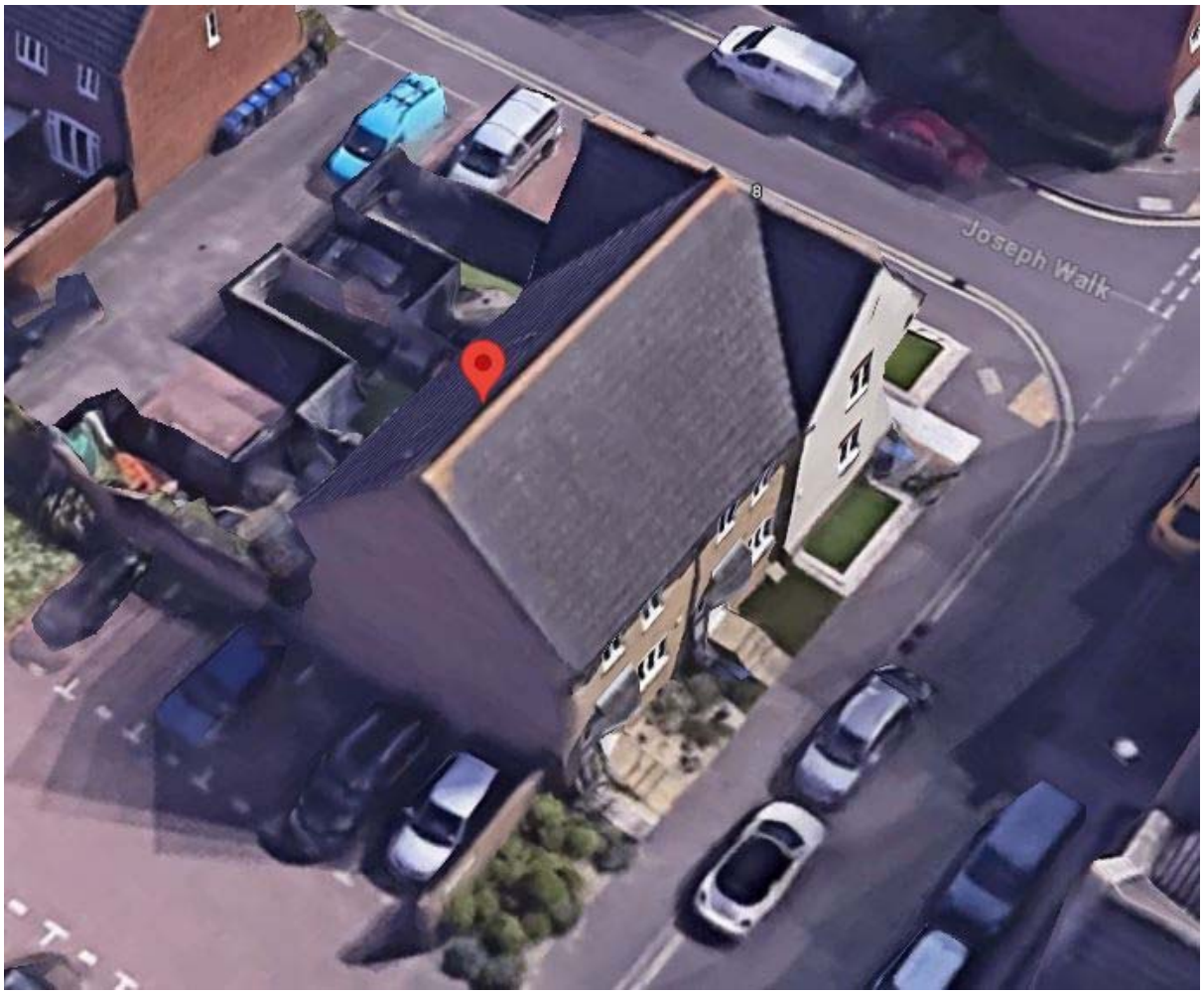
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The site

INTRODUCTION

This application seeks approval for a rear dormer on the east elevation and front facing Velux style rooflights on the west elevation.

CURRENT USE:

The existing house is an end of terrace, two storey, 3 bedroom house built circa 2000. The external elevations are brickwork with a concrete slate effect roof. Windows and rear doors are white uPVC. Front entrance door is a white composite door in timber frame. The front door faces west.

THE PROPOSAL:

Is to convert the very tall roof space to achieve an extra bedroom with en suite facilities.

There would be a modest dormer on the rear elevation, which is well contained within the roof slope, being set back from the rear wall and set down from the ridge. In normal circumstances, this would be Permitted Development. However, PD rights were withdrawn under the original Planning approval for this development.

The two Velux style rooflights, on the front elevation, are considered to be Permitted Development and therefore we do not consider these to be contentious.

The main roof is covered with grey concrete slate style tiles and forms the dominant feature of the house. It is for this reason the dormer cladding, fascias and windows are all proposed to be of a similar colour, and I have shown an example of how this might look in the picture below. It is felt that the colour of the cladding and fenestration would be less obtusive than traditional tile hanging and matching white upvc in this case.



REASONS FOR SEEKING APPROVAL:

These houses are relatively small for a growing family. The cost of moving to a larger house would mean relocating out of the area which the applicants do not wish to do.

Although this development does not have rear dormers as a common feature, such as those found in the neighbouring Anchor Close development, there doesn't seem to be any reason why permission cannot be given for a well designed dormer that is proportionate to the roof.

The dormer would present no loss of privacy and no loss of light to the neighbouring properties.

We also understand that should permission be granted, the dormer would set a president and possibly attract similar applications. However, as there are no Permitted Development rights, each application would be assessed on its own merit and the Planning Department would remain in control of the decisions.

We therefore urge the Planning Department to take these points into consideration and approve this application..