PLANNING STATEMENT FOR A LOFT CONVERSION AND ALTERATIONS ON THE GROUND FLOOR, TOGETHER WITH EXTERNAL FACING MATERIAL CHANGES AT

84 GRINSTEAD LANE
LANCING
WEST SUSSEX
BN15 8NB





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CONTEXT APPRAISAL

The application property is a semi-detached house, built around the 1930's. The proposal is to build a first floor loft conversion, incorporating a master bedroom and an en-suite bathroom. The conversion will comprise of a flat roofed dormer to rear and a hip to gable conversion to the side. On the ground floor multiple walls will be removed to create a preferred open-plan layout.

Most of the house walls are rendered and painted cream white. The existing rendered walls and sporadic face brick walls are to be finished with a fresh coat of render, finished in pure white exterior grade emulsion. The existing house windows and doors will be changed to black plastic items with the new areas finished in the same, with the exception of the bi-folding doors which are to be supplied in black aluminium.

The loft conversion is within the permitted development criteria. It's considered necessary to gain planning approval to raise the height and fenestration arrangement of the existing ground floor extension, so the loft has been included in the interests of full disclosure. The loft conversion is very typical of conversions carried out to this type of property are now widely accepted as reasonably normal in planning terms. The loft conversion will also have three roof windows at the front. The proposed dormer walls and remaining pitched roof areas will be covered with the existing roof tiles where possible and new matching items if necessary.

Three skylights will be added to the existing ground floor extensions new roof area to allow natural daylight deeper into the property. The roof will be slightly higher due to the current building regulations thermal requirements. The over sailed eaves is a deliberate design feature to add character to an otherwise basic form. The new facing materials together with the design features will make the existing extension quite contemporary and overall the proposals make for a respectful development that takes nothing away from the light levels and general amenities of the surrounding properties.