

1. SITE LOCATION

Site description

Denecroft Crescent is a road composed of terraced houses, with number 99 being a two-storey end of terrace house. The property enjoys off-street parking sufficient for at least two vehicles. The facade is composed of pebble-dash walls, white-framed windows and roof tiles. A large garden is situated at the rear of the property, which is also accessible via a secured private service road.

Date: 17.05.2024  
Ref: Supporting information for Application for a Certificate of Lawful Development for a Proposed Development  
99 Denecroft Crescent, UB10 9HZ  
*Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end*



99 Denecroft Crescent



99 Denecroft Crescent





## 2. PLANNING - CONTEXT

### Planning history of surrounding properties

The plan on the right indicates some of the neighbouring properties that can be considered precedents given they have previously received planning approval for conversion of roof to habitable space.

**1 99 Denecroft Crescent (site)**

**2 106 Denecroft Crescent**

**Proposal:** 53359/APP/2013/143 - Conversion of roof space to habitable use to include a rear dormer, and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** granted

**Decision issued date:** 14.02.2013

**3 108 Denecroft Crescent**

**Proposal:** 67294/APP/2019/2913 - Conversion of roof space to habitable use to include a rear dormers and 2 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** granted

**Decision issued date:** 01.11.2019

**4**

**89 Denecroft Crescent**

**Proposal:** 22583/APP/2023/1640 - Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end and erection of front porch (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** granted

**Decision issued date:** 04.08.2023

**5 97 Denecroft Crescent**

**Proposal:** 13813/APP/2014/1465 - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end with a new gable end window (Application for a Lawful Development Certificate for a Proposed Development)

**Decision:** granted

**Decision issued date:** 28.04.2014



**99 Denecroft Crescent**





3. SITE PHOTOS

Context study



1. View of 99 Denecroft Crescent showing gable wall of 97 Denecroft Crescent (loft conversion)



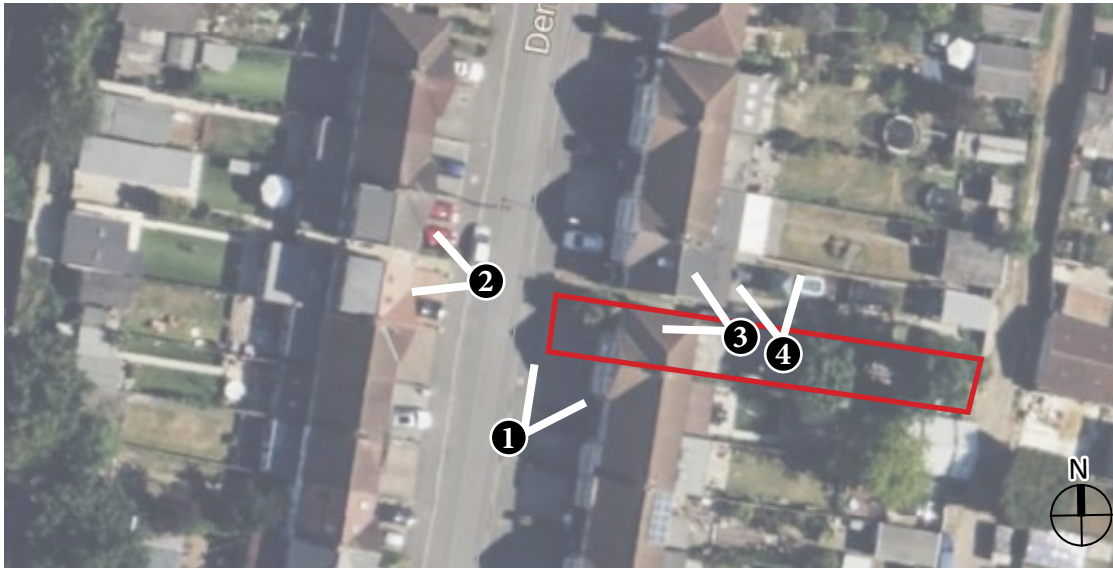
2. View of 106 and 108 Denecroft Crescent showing gable walls as part of permitted developments (both properties have loft conversions)



3. View of 99 Denecroft Crescent showing gable wall and loft conversion of 97 Denecroft Crescent



4. View from rear garden of 99 Denecroft Crescent showing other loft conversions



99 Denecroft Crescent