

PLANNING STATEMENT

107A LANSBURY DRIVE, HAYES, UB4 8RP

OCTOBER 2023



Address: The White House Design, Progress Business Centre, Whittle Parkway,
Slough, Berkshire, SL1 6DQ

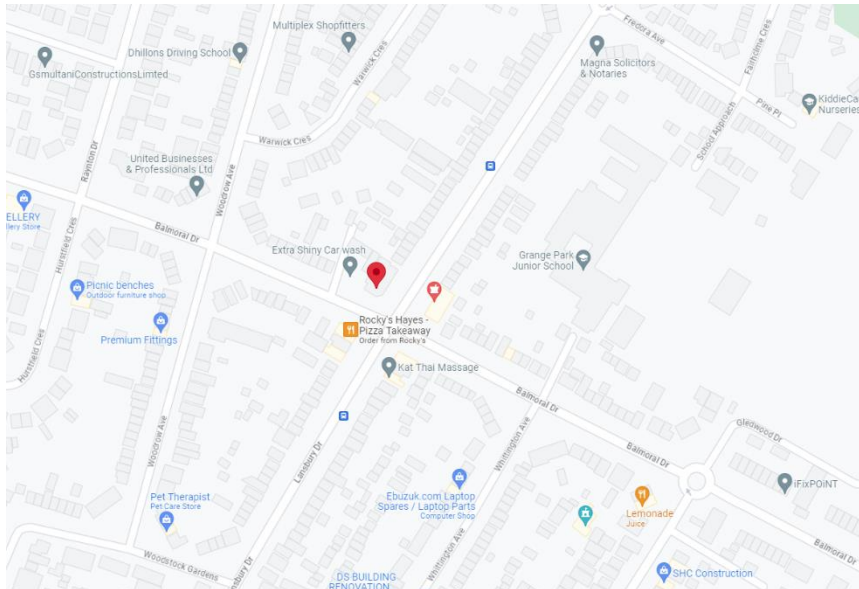
Tel: 01628 660444

E-mail: admin1@whd1.co.uk

Website: www.whd1.co.uk

Introduction

This planning statement has been prepared by the White House Design LTD on behalf of the applicants of 107A Lansbury Drive. The proposal is for a rear dormer loft alteration to the rear elevation of the site.



SUROUNDING SITE LOCATION

LOCATION PLAN



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The site has planning history, it was recently approved under Lawful Development 39797/APP/2023/180 for the retention of a roof conservation including the installation of Velux windows, for the use as additional bedrooms. By Case officer Rhian Thomas on 27th March 2023.

The addition of a rear facing dormer will provide more space for the applicants to use as habitable space. The proposal does not alter the main roof structure and aims to keep the main characteristics of the area as no further changes are made to the street facing elevations of the property.

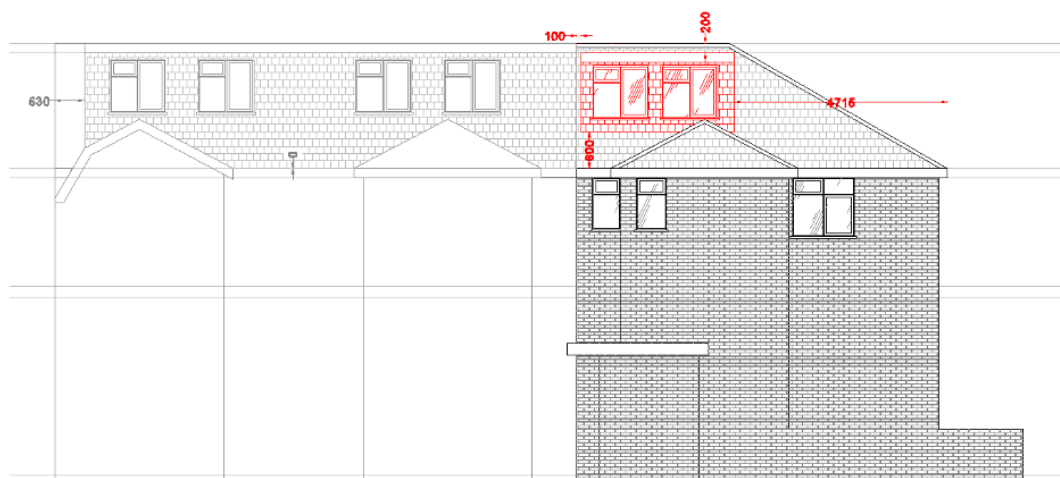


ELEVATION SHOWING EXISTING VELUX WINDOWS

Elevations & Plans



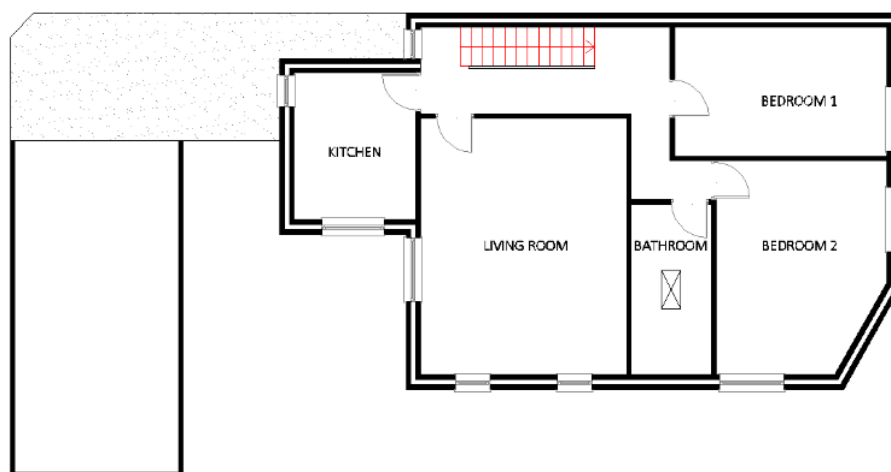
ELEVATION SHOWING NEIGHBOURING DORMERS



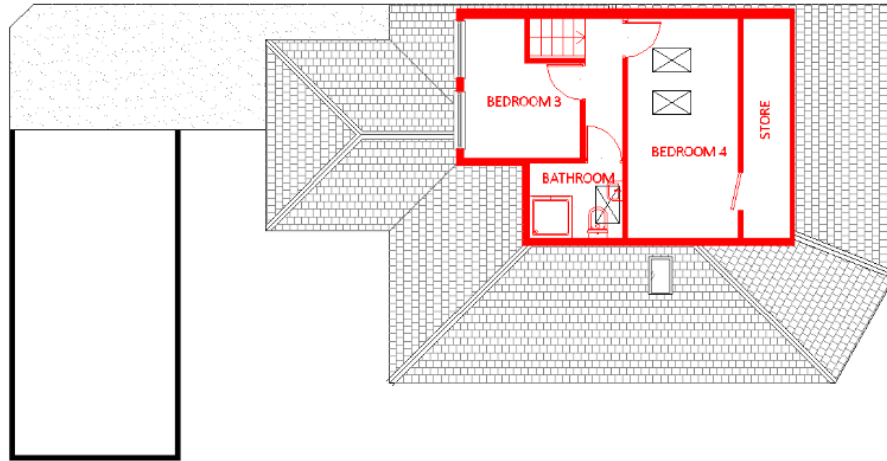
NEIGHBOURING ELEVATION -
HIP TO GABLE ROOF ALTERATION
WITH REAR DORMERS

PROPOSED ELEVATION - SIDE II
(SCALE 1:100)

ELEVATION SHOWING PROPOSED DORMER NEXT TO
EXISTING NEIGHBOURING DORMERS



PROPOSED PLAN - FIRST FLOOR



PROPOSED PLAN - LOFT FLOOR

Conclusion

The proposal of a rear dormer on site at 107A Lansbury Drive would not harm the character of the area, as the site already has approval for a habitable room in the loft space there is no issue with the roof lights in the loft, the dormer would further provide habitable space.