

PLANNING STATEMENT

Loft Dormer Extension – Permitted Development.

Project: 0640 - 46 Thornton Ave UB7 9JU

Project No: 0640

Date: 08/06/2022

This document was prepared by AA Drafting Solutions on behalf of our client Mr Yorke. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

AA DRAFTING SOLUTIONS LTD

PLANNING STATEMENT

This householder application is for the Double Storey/part single storey side wrap around extension. The property is a single dwelling, owner occupied, and is not situated in conservation area and therefore has the benefit of permitted development rights.

The design has taken great care to adhere to the councils policy's for double storey side extensions.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings

Local Plan Part 2 States:

"A1.10 The size and width of a side extension should not dominate the original property and should appear subordinate to the main house. It should also reflect the architectural style of the main building. Single storey side extensions must be accommodated within the plot and not over-sail the neighbour's property.

A1.11 Two-storey side extensions on detached and semi-detached houses should be set back from the main front wall of the dwelling by at least one metre to provide definition between the original house and the extension. Similarly, roofs of side extensions should be set back from the front roof plane so that their ridges are lower than the main ridge to ensure that the addition reads as a subordinate element.

A1.12 All side extensions should be limited in width to less than half the width of the original property to avoid over-dominance of the original house."

Key Factors with our Proposed Design

- Single Storey Rear extension to match neighbouring extension (44 Thornton Av UB7)
- Double Storey extension is limited to half the width of the main dwelling.
- Lowered gutter and ridge line from the main dwelling to show subordinate nature of the extension.
- Double storey side extension stepped back by 1m along front elevation
- 3.5 – 1m side pathway (Set back from boundary) to ensuring openness of the area is maintained