



PLANNING STATEMENT

January 2021

55 Wimborne Avenue,
Hayes, UB4 0HQ

1.0 Proposal

- 1.1 The design proposal would see the conversion of the existing loft space to habitable through the development of two Hip-to-Gable conversions to include a rear dormer window in order to create additional floor space for the property.
- 1.2 The development would be in keeping with the style of the property and other properties in the immediate area and would be built using materials to match.
- 1.3 The existing brick-built detached property is in need of development to meet the needs of a growing modern family. Access to the dwelling and rear garden space would be maintained via the existing ground floor front entrance, rear dining room exit and rear access side path.

Loft Conversion and Dormer Window:

- 1.4 This development would see the removal of the existing hipped roof form and the build-up of two gable ends in rendered brickwork, to match the existing flank elevation materials. Clay tiles to match the existing roof form would be used to the front elevation to complete the front façade.
- 1.5 This development will also see the formation of a rear dormer window to maximise the use of the new second floor level. The newly converted loft space will boast new window sets with two Juliette style balconies to the rear of the dormer. In addition, two roof lights are proposed to the front elevation, set to be flush with the roof slope. These windows will provide daylight and ventilation to the two new loft bedrooms. Two obscure glazed side elevation windows with opening fanlights set 1.7m above internal floor height have also been proposed. A single window to the front elevation of the existing front gable feature and a reduction in height to an existing first floor rear elevation window have also been proposed. The placement and proposal alterations to all windows has been designed to ensure that no privacy issues are created through direct overlooking of neighbouring properties.
- 1.6 The development will see the rear façade of the dormer set in from the eaves by more than the 200mm as required under Schedule 2, Part 1, Class B of the General Permitted Development Order (GPDO) 2015. The dormer window will not exceed the overall height of the main roof and will be set lower than the ridge height of the host property. Additionally, the proposed changes in roof volume won't exceed the 50m³ allowance for detached properties as the increase in volume will be limited to 49.89m³.
- 1.7 A marine-ply flat roof clad in multi-layered felt will be used to treat the dormer roof with clay tiles used for the dormer cheeks to match the existing roof scape. The layout of the loft rooms ensures no living space is directly in view of neighbouring properties and provides an adequate level of privacy for the immediate and surrounding environment.
- 1.8 All materials proposed as part of this proposal, have been designed to match existing. UPVC double glazed windows to the rear, Velux style roof lights to the front, clay tiles for the roof and rendered brickwork for the new gable ends, designed to match existing.
- 1.9 It is therefore considered that this proposal will have no detrimental impact to the existing house or to the neighbouring properties. All materials for this proposal are designed to match existing external materials.
- 1.10 Drawing and Planning Ltd would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise. The drawings attached will detail the development as proposed.

