

Site Address: 36 Connaught Gardens
Date: 10th October 2022
Document: Lawful Development Certificate

1.0 Overview

This document forms part of the Lawful Development Certificate for 36 Connaught Gardens, N103LB. This document should be read alongside:

- / Existing architectural drawings (prior to HGY/2022/2308)
- / Existing architectural drawings (including to HGY/2022/2308)
- / Proposed architectural drawings

1.1 Introduction

36 Connaught Gardens is a semi detached dwelling built in the late 1930s. The houses on Connaught Gardens are predominantly semi detached and those on the western side are varied in their elevation and roof profile. Historical maps indicate that the houses on the eastern side of Connaught Gardens were built in the late 19th Century / early 20th however their appearance and character is Tudor with black painted timber and white plaster infill. 36 Connaught Gardens is also Tudor in appearance. The house is adjacent to an access road for a modern residential development. The proposal site does not have an immediate neighbour to the north.

1.2 Planning History

36 Connaught Gardens has undergone a Pre-Application and Householder Application for a two storey side and single storey rear extension. The Householder Application (ref HGY/2022/2308) was approved in October 2022 and is due on site in early summer 2023.

The Pre-Application Advice also referenced a dormer roof extension (ref: PRE/2022/0129). The officer's advice has been copied below:

"Officers would advise that the proposed dormer would need be reduced scale to mirror the dormer at no. 34 Connaught Gardens, only over the original roof slope."

The proposals for the dormer roof have been adjusted to be in line with the officer's recommendation and have been reduced in scale. The extension is located over the original roof only.

1.3 Proposals

This application is for the addition of a dormer roof extension:

- / Existing house is not a listed building and is not in a conservation area.
- / The additional roof space is 33m³.
- / The extension does not front a highway.
- / The extension is lower than the highest part of the existing roof.
- / No verandas, balconies or platforms are proposed.
- / No side facing windows are proposed.
- / The dormer extension is set back 200mm from the eaves.