

PLANNING STATEMENT

Proposals: Loft conversion

Site description

The site is not located in conservation area nor is it locally listed.

The site is not located in a flood risk zone.

Reason for proposals:

It's the applicant's aspiration to create a home that better suits their growing family needs. The proposals would allow the property to include an additional bedroom and ensuite

Character, appearance, neighbouring amenities impact and policy:

In relation to the proposals these have been designed to retain the rhythm and character of the property by creating extensions that is subordinate to its host building, whilst taking into consideration the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPD0 2015).

With the above in mind, the proposals include a roof extension over part of the rear addition and main roof to form a dormer extension which would provide the much-needed bedroom and bathroom.

The dormer has been designed to include the following:

External materials that are of similar visual appearance, for example the dormer will consist of hanging roof tiles that are similar to existing (clay or concrete roof tiles to match colour). The new windows will consist of white double glazing similar to existing.

In terms of scale and design the applicant has looked to include similar size windows that match the rhythm and scale, whilst maintaining it's visual character and subordination. In addition, the proposals are within the 40 cubic meters for terraced houses under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPD0 2015).

Materials:

Similar detailing and materials to the existing house is being used as mentioned above.

1. Hanging roof tiles, similar existing settings;
2. Windows similar to existing.

Access and Parking:

No parking available and no changes have been proposed. Conclusion: It has been demonstrated that the proposed development would not only enhance the living conditions to better suit the applicant's needs, but it would also be in-line with the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO 2015).

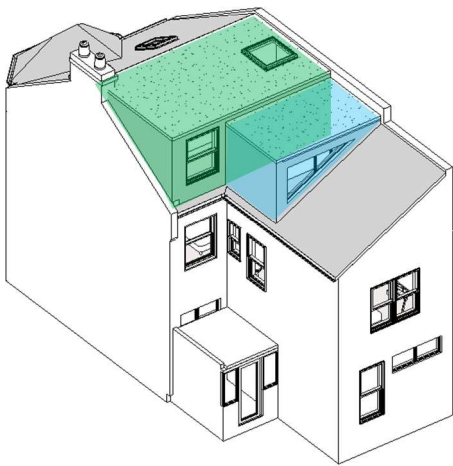
Conclusion:

The proposed loft conversion, when combined results in a total volume of 34.91m³. This combined volume is below the 40m³ threshold permitted for terraced houses under Part 1, Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO 2015).

Therefore, the cumulative additions to the original roof space remain within permitted development limits and comply with the relevant planning legislation.

38.64m³ > 40.00m³ PASS

Permitted Development Calculation for Loft Extension



Volume Calculations:

Section A volume:

Area of triangular section:

$$2.250\text{m (h)} \times 3.855\text{m (w)} / 2 = 4.336875\text{m}^2$$

$$4.336875\text{m}^2 \times 2.47\text{m (d)} = \underline{\mathbf{8.67\text{m}^3}}$$

Section B volume:

$$3.680\text{m (d)} \times 2.455\text{m (h)} / 2 = 4.5172\text{m}^2$$

$$4.5172\text{m}^2 \times 5.81\text{m (w)} = \underline{\mathbf{26.24\text{m}^3}}$$

Total volume of resulting roof space:

$$\text{Section A} + \text{Section B} = \text{Total volume of resulting roof space } \mathbf{8.67\text{m}^3 + 26.24\text{m}^3 = \underline{\mathbf{34.91\text{m}^3}}}$$

34.91m³ > 40.00m³ PASS