

Full Planning Application

238 Sirdar Road

Attic conversion:

3 no. rooflights to front roof slope, dormer to rear and new flat rooflight on new dormer roof.

Dormer to be clad in standing seam zinc.

Introduction

Site & Surroundings

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The application site comprises a two-storey terraced, single family, residential dwelling which is located on the Eastern side of Sirdar Road. Its surroundings comprise mainly of residential properties.

The application site does not lie within a Conservation Area and the building is not listed.

Proposal:

This application for a certificate of lawfulness is for the construction of a roof extension on the rear of the main roof. The roof extension will facilitate the creation of an additional bedroom and an additional bathroom.

It's total cubic volume would be less than 40m³ and most parts of the proposal accord to Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, however the proposed zinc standing seam cladding to the dormer is not an existing material on the house.

Summary

1.

The land of 238 Sirdar Road is not designated land.

2.

The additional roof space created at 238 Sirdar Road is approximately 20 cubic metres

3.

There is no extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway

4.

Windows are similar in appearance to the existing house, made from the same aluminium. The cladding to the roof is to be standing seam zinc however which is not an existing material used on the house. This has necessitated a full householder planning application.

5.

No part of the extension will be higher than the highest part of the existing roof.

6.

The proposal does not include the construction or provision of a veranda, balcony or raised platform and in this complies with point (d) of Part 1, Class B of the GPDO. There will be no balcony.

7.

The proposal will not include any removal of the existing chimney stack

8.

There are no side-facing windows as part of the development.

9.

The roof extension will be set back at least 20cm from the original eaves and the roof enlargement does not overhang the outer face of the wall of the original house.

10.

There are no bats in the current roof