DESIGN AND ACCESS STATEMENT:

300

THE EXISTING PROPERTY IS A TRDATIONAL TWO BEDROOM TERRACED COTTAGE WITH A LARGE EMPTY ROOF VOID ABOVE. ACCESS IS PROVIDED TO THE FRONT FROM A DRIVEWAY THAT ALLOWS FOR OFF STREET PARKING. TO THE REAR A REASONABLE LARGE GARDEN IS IN PLACE WITH VIEWS TO OPEN COUNTRYSIDE (THE LAND TO THE REAR IS A FARM) AND NO OVERLOOKING PROPERTIES. ACCOMMODATION IS NOT SUFFICIENT FOR THE FAMILY THAT LIVE IN THE PROPERTY, HENCE THE PROPOSAL FOR A LOFT CONVERSION TO PROVIDE A THIRD BEDROOM. EXTENSIONS OF THIS TYPE HAVE BEEN UNDERTAKEN ON NUMEROUS PROPERTIES ON THIS ROAD TO EXTEND LIVING SPACE TO MANY OF THE SIMILAR HOUSES TO THE ONE IN QUESTION - INDEED THE PROPERTY NEXT DOOR HAS A LOFT CONVERSION OF ALMOST INDENTICAL SIZE.
CONSTRUCTION OF THE DORMER HAS ALREADY STARTED AS THE DORMER HAS SO FAR BEEN CONSTRUCTED UNDER PERMITTED DEVELOPMENT RIGHTS AS COVERED BY THE PLANNING PORTAL. THE USE OF MATERIALS HAS HOWEVER CHANGED DURING COURSE OF THE BUILD AND PLANNING PERMISSION IS THUS REQUESTED FOR THE MATERIALS IN QUESTION

NEW DORMER ROOF CONSTRUCTION IS TO BE A TIMBER FRAME AS PER THE DETAIL SPECIFICATION.
DORMER CHEEKS ARE TO BE VERTICAL SLATE HUNG TO MATCH THE EXISTING ROOF COVERINGS, WITH LEAD VALLEY FLASHINGS TO THE SLOPE ABUTMENT. THE REAR FACE OF THE EXTENSION HAD ORIGINALLY BEEN INTENDED TO BE SLATE HANGING TO MATCH BUT THIS HAS CHANGED DURING THE BUILD, AND THIS ELEVATION IS NOW CLAD IN WHITE PLASTIC 'SHIPLAP' CLADDING AS AN EXTERNAL COVERING. PRECEDENT FOR THE USE OF THIS MATERIAL HAS BEEN SET JUST DOWN THE ROAD TO A LOFT CONVERSION AND THIS ELEVATION IS OFCOURSE REAR FACING WITH NO REAR OVERLOOKING NEIGHBOURS. THE USE OF THE MATERIAL WILL ALSO MATCH THE USE OF WHITE UPVC DOUBLE GLAZED WINDOWS TO MATCH THE REST OF THE PROPERTY. THE ROOF CONSTRUCTION OVER WILL BE AN INSULATED WARM DECK FRAME WITH A 3 FELT SYSTEM ROOF COVERING - THIS MAKE IS AFCOURSE NOT SEEN FROM ANY PROPERTY DUE TO THE ELEVATION HEIGHT AND THE LACK OF OVERLOOKING NEIGHBOURS.

THE CONSTRUCTION OF THE DORMER ITSELF HAS NO DETRIMENTAL IMPACT ON ANY SURROUNDING NEIGHBOURS WITH THE ADJACENT PROPERTY HAVING SIMILAR CONSTRUCTION IN SCALE AND A PRECEDENT IS SET FOR LOFT CONVERSIONS ALONG THE REAR ELEVATIONS OF THE STREET.