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HIGH PEAK
2013
COUNCIL

High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
22.10.2013.

Design and Access Statement: Proposed loft conversion with rear dormer and rooflight to front at 28 Tredcroft St, Glossop.

The property is a terraced dwelling situated in a conservation area.
The applicant wishes to convert the loft to serve as additional accommodation, the proposals will include a rear loft dormer and a small "conservation type" velux rooflight which will be on the front roof slope.
Whilst it is appreciated that a flat roof dormer as proposed, is not preferred by the local planning authority, it should be noted and accepted that this design is common throughout the Glossop area, would be allowed under permitted development rights, is commonly approved by the local planning authority in other locations and is the only way to make the loft conversion a viable proposition in terms of space to create a habitable room, the applicant should not fairly be denied the common facility of his home improvement simply because of it,s location, forcing him to re-locate, with the associated costs of this scenario.
It should be appreciated that the rear of this property faces onto a site of garages and open land which is approximately two metres below the entry ground level of this property, thereby removing any overlooking of neighbours.
The dormer front and side walls will be finished in slate to match in with the existing roof finish, the roof is flat.

Mr M Hambleton

Ref: 2514.