



42 STANFORD AVENUE | HASSOCKS

Planning Statement

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1.0 INTRODUCTION & SITE CONTEXT

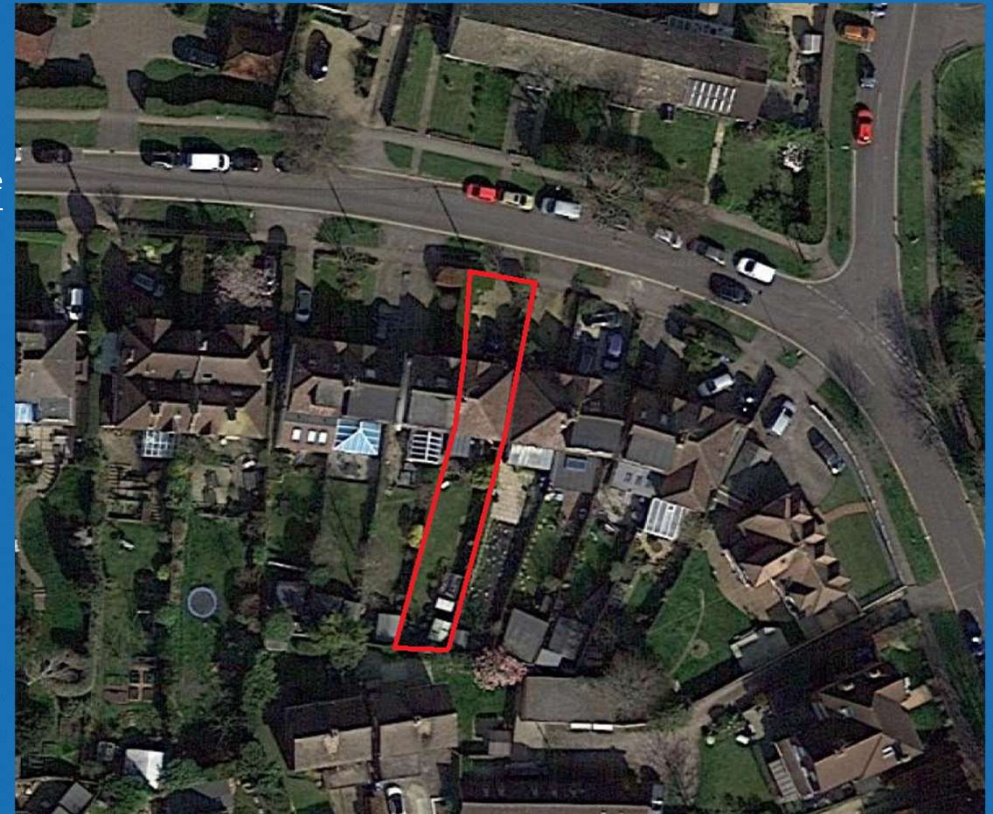
No. 42 Stanford Avenue is a semi-detached dwelling which adjoins No. 40 to the west, with No. 44 to the east. No's 42 and 44 share a side path which provides access to their respective rear gardens. No's 36 – 50 Stanford Avenue comprise four pairs of semi-detached properties, which were originally identical in design.

Of the eight properties listed above, five have carried out hip to gable loft conversions with large rear dormers (No's 36, 38, 40, 46 & 48). Those properties have also erected rear extensions and/or conservatories. No. 50 has erected a large two storey extension, as well as a conservatory.

2.0 APPROACH

G3 Architecture reviewed surrounding applications from the data available on Mid Sussex District Council's Planning Register. Of the five loft conversions that have been carried out, only one Householder Planning application was found, for No. 48. This application was refused on the grounds that the rear dormer was excessive in size and its design conflicts with Policies H9 and B1 of the Mid Sussex Local Plan and the Mid Sussex Supplementary Policy Guidance on dormer windows. No. 48 subsequently submitted a Lawful Development Certificate application of the same extent which was approved. It is assumed that the other four loft conversions constitute permitted development.

G3 Architecture advised that it was in our clients best interest to submit two applications for the proposed works at No. 42 Stanford Avenue, to seek Householder Planning consent for the single storey rear extension, and a Lawful Development Certificate for the proposed hip to gable loft conversion and rear dormer. Whilst this increases our clients application costs, it should avoid subsequent delays.



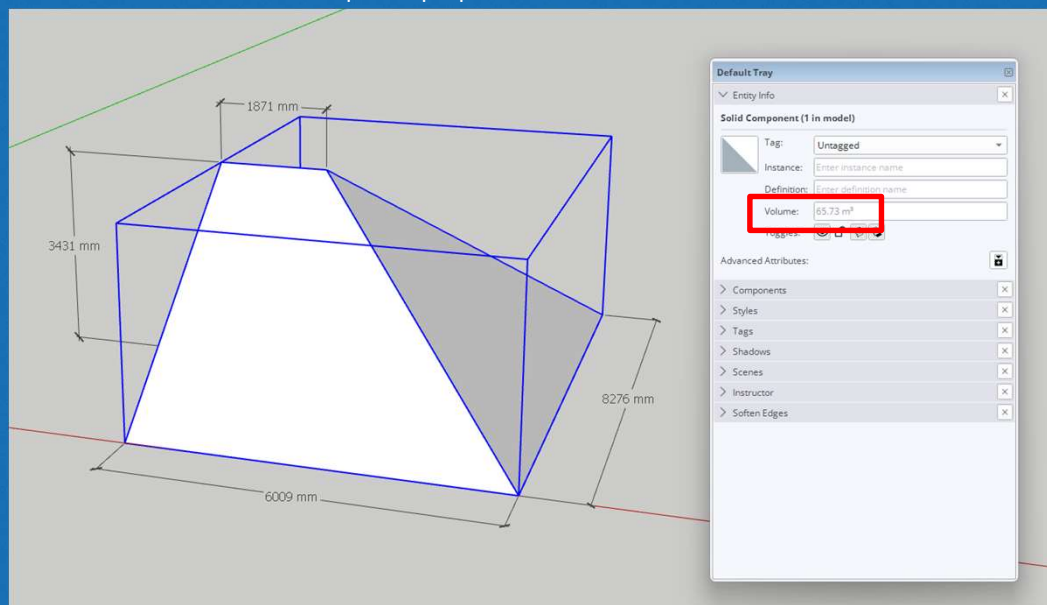
GoogleEarth View



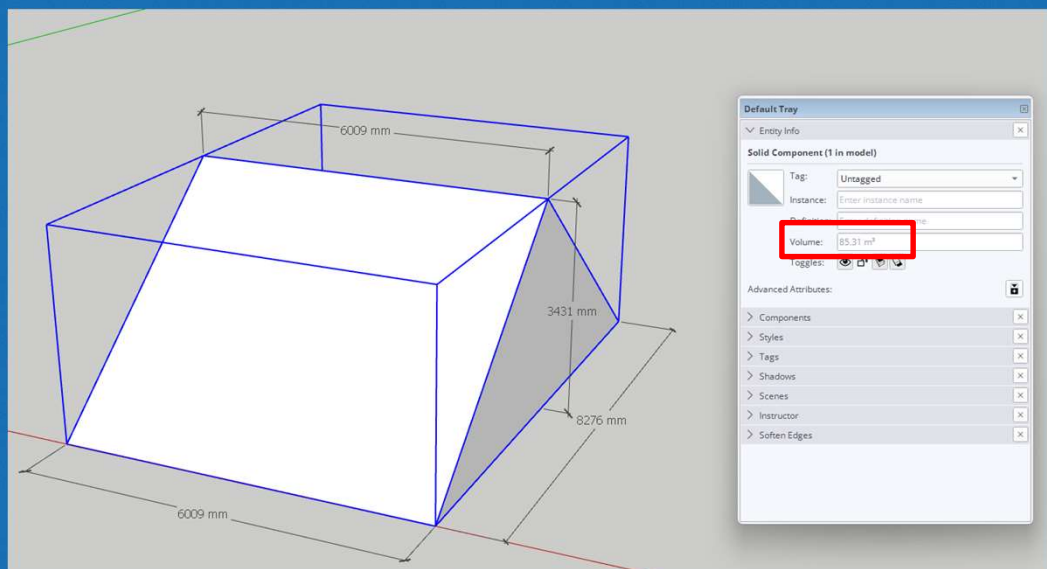
Google Streetview showing No. 36, 38, 40, 46 & 48 hip to gable conversions

3.0 DESIGN & VOLUME CALCULATIONS

The loft conversion has been designed similarly to the surrounding properties. The adjoining neighbour (No. 40) has carried out a hip to gable loft conversion, so it is deemed that the works at No.42 would re-balance this pair of properties in the streetscene.

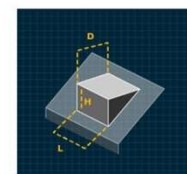


Existing Roof Volume



Proposed hip to gable roof volume

Dormer window — flat roof



Height (metres)

2.64

Depth (metres)

3.36

Length (metres)

5.05

Total Volume:

22.40

Calculate Volume

Reset

Note on taking measurements

All dimensions must be based on external measurements of the building or structure involved and not internal measurements.

Disclaimer:

- These calculators are based on standard building shapes.
- They should be used with care if the building you are measuring involves a combination of these forms or differs in a significant way from those in the calculator.
- If in doubt seek advice from a qualified person or your Local Planning Authority.

Dormer Volume Calculation

Using the figures attached the total additional volume of the loft conversion can be calculated:

Existing roof volume as demonstrated = **65.73m³**

Total proposed roof volume:

Hip to gable overall roof volume 85.31m³ (increase of 19.58m³)

Rear dormer volume = 22.40m³

Total = 107.71m³

$107.71\text{m}^3 - 65.73\text{m}^3 = 41.98\text{m}^3$

The proposed volume increase of **41.98m³** falls within the maximum permitted for semi-detached houses (50m³).

4.0 PERMITTED DEVELOPMENT CRITERIA

Following the planning portal guidance for loft conversions, G3 Architecture have designed a loft conversion with a rear dormer that meets the permitted development criteria as demonstrated below:

“A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:”

- *A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses – the total additional volume of the proposed loft conversion is 41.98m³.*
- *No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway – there is no extension to the principal elevation fronting the highway*
- *No extension to be higher than the highest part of the roof – the flat roof of the dormer sits below the highest point of the existing ridge, as shown on the accompanying drawings*
- *Materials to be similar in appearance to the existing house – the materials used in the works will match the existing building, as noted on the accompanying drawings*
- *No verandas, balconies or raised platforms – there are no verandas, balconies or raised platforms proposed*
- *Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor – side facing windows over the stairwells are obscure glazed, fixed shut windows.*
- *Roof extensions not to be permitted development in designated areas- the dwelling does not lie within a designated area (conservation or AONB).*
- *Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves – the dormer extension has been set back by 47.5cm from the original eaves for aesthetics*
- *The roof enlargement cannot overhang the outer face of the wall of the original house – the roof enlargement does not overhang the original external wall of the house*

