

PLANNING STATEMENT (as amended)

32 POTTERS LANE

BURGESS HILL

RH15 9JS

LOFT CONVERSION comprising a PROPOSED HIP TO GABLE, REAR DORMER AND VELUX ROOF WINDOWS TO FRONT SLOPE

PRE APPLICATION AVICE DM/26/0512. Anna Tidey

The advice received was that the proposed dormer to the rear did not comply with the permitted development criteria failing on the 200mm set back from the eaves as the original eaves had been removed to allow the construction of a single storey rear extension. As such a planning application would be required.

Further advice was requested as to what type and size of dormer to the rear slope would be acceptable and reference was made to MSDC Residential Design Guide....*if they are out of scale or out of character with the roofscape and proportions of the dwelling they can have an adverse impact on the character of both the dwelling and the streetscape*

APPLICATION

Following on from the pre app advice a planning application is submitted for the hip to gable, rear dormer and front Velux based on what would have been acceptable had permitted development rights been available i.e. the volume of both the hip to gable and the rear dormer not exceeding 50m³.

Although the rear dormer may not necessarily satisfy the MSDC Residential Design Guide relating to dormers, consideration must be given to the rear dormers already constructed where permitted developments rights were applicable or where planning consent may have been granted..

Reference to:

3 Meadow Lane,

7 Meadow Lane

28 Potters Lane.

61 Potters Lane

Others in Old School Place, Woodcrest Road and in other adjoining roads and the area generally all of which relevant to the application. See also the photo montage to accompany the statement.

28 Potters Lane in particular has to be a material consideration as it relates by its proximity to the application site although this property is two storey's in height. It would be unreasonable for the proposal as submitted to be refused in light of all of the similar loft conversions with rear dormers either as consented or are permitted development.

It must further be a consideration that the proposed dormer is at the rear of the property and as such will not have any adverse impact on the street scene nor any neighbour amenity.

As guided by the pre application advice the application is for a dormer that suits the space requirements required and includes the hip to gable and the front Velux roof windows

It is very important for the family to expand the limited facilities to accommodate their growing family and the proposal for additional bedrooms within the roof space will allow this and is important.. Currently both children share one bedroom.

The size of the rear dormer is important as the space created will allow for the accommodation necessary ie additional bedrooms, and provide the necessary headroom for the staircase.

It is also proposed to reposition the existing staircase to a much better location for fire safety

PERMITTED DEVELOPMENT CHECK if they were applicable

1. Volume Allowance 50 cubic metres (See calculations below) 32 Potters Lane is a semi detached bungalow.
2. No part of the addition is to extend beyond the height of the ridge of the main roof of the house

3. The front Velux style roof light windows will not protrude more than 150mm above the plane of the original roof when measured from the perpendicular with the external surface of the original roof.
4. All materials to match existing
5. The new dormer is to be set back greater than 200mm from eaves of the existing roof – **the original eaves have been removed to allow the construction of a rear extension.**
6. The property is not in a “designated area” and we are not aware of any pre-existing planning conditions/Article 4 Agreements limiting permitted development rights
7. The property is not in a Conservation Area

VOLUME CALCULATIONS

HIP TO GABLE

Ht 3.50. Depth 4.40. Width 8.50. Volume 21.81 m3

DORMER

Ht 2.50. Depth 3.50 . Width 6.40. Volume 28m3

HIP TO GABLE (21.81) + DORMER (28.00) = 49.81 m2 and therefore satisfies the permitted development criteria