

Planning Statement

As stated on the application form this application is for permission for a recently completed project. After many conversations with your planning enforcement team, you have come to the conclusion that the Left-hand side dormer requires planning due to the dormer on a front elevation over the garage area roof, rather than a side elevation on the main roof.

To avoid anymore conflixtions of our design we have now submitted the application. We have taken some independent advice and have been told that this would be favourable through an appeal if this application gets refused.

Please see attached a design under Permitted development (avoiding the front principal elevation slope over the garage) This will be built should we gain a rejection.

I am sure you will agree this Permitted development design will be more intrusive to the street scene as well as both adjacent properties. The extent of the flat roof dormers will now be placed on the RHS elevation and a chopped back unsightly dormer to the front LHS side elevation. It's something we all do not like to see being constructed, but the owner needs the space so therefore this is something he will do should he need to.