

2022/3629/P	67 Hillway N6 6AB	Erection of side dormer window to south elevation	Matthew Dempsey
<p>Objection,</p> <p>Comments,</p> <p>Design</p> <p>One of the risks identified in the Holly Lodge Estate Conservation Appraisal & Management Strategy to the character of the estate is non sympathetic roof alterations such as is proposed in this application</p> <ul style="list-style-type: none"> The new dormer on the south side would be wider than existing dormer on the north side with the ridge at the same level of the main ridge (not as shown on the drawings, see aerial view later). As such it would create a strong impression of the house being a 3 storey house not the 2 storey house typical on the estate. The CAAMS require dormers are sited below the roof line and be subordinate in scale to the main roof. <i>Note, the existing north dormer appears not to have been built in accordance with the plans approved in 2002</i> The existing chimneys on the south side would need to be removed, this is not mentioned in the application though the need to preserve them is mentioned in the CAAMS (page 44, Roof Alteration (a)) <p>In a recent application at 76 Hillway (2022/1520/P) where the applicant proposed dormers to both sides of the main ridge permission was only given after the southern dormer was removed.</p> <p>Where dormers exist on both sides of the main ridge they were typically installed prior to the estate being made a Conservation Area and were a permitted development.</p>			
<p>M Narraway Chair HLE CAAC</p>			



Aerial view – majority of houses have single side dormer



Aerial view showing ridge of existing north dormer matches the height of the main ridge



Existing east frontage



65 to 69 Hillway

