

DESIGN & ACCESS STATEMENT: PRE-PLANNING CONSULTATION

The client met with planning officer Ms Rachel Miller on 7th May showing her initial proposals for discussion. The advice from [name] was generally positive, but she felt some alterations to the design needed to be made.

The client submitted amended drawings on the 14th April , which were discussed in an internal planning meeting. He received written Pre-application Planning advice dated 27th May.The key points from the advice are:

- 'There is no objection in principle to the erection of side dormer roof extensions', but 'we would want to ensure that would be no view of the dormer from the front and very limited views from the rear. Therefore the dormers should be set back and hidden behind the chimneys where possible.'
- Dormer should not cut through the hip of the roof.
- The dormer should be 500mm below the ridge.
- 'There are no objections to the small roof terrace area behind the chimney'.
- 'The proposed development would be unlikely to have a detrimental impact on the residential amenity of the occupiers of the adjoining neighbouring properties'.

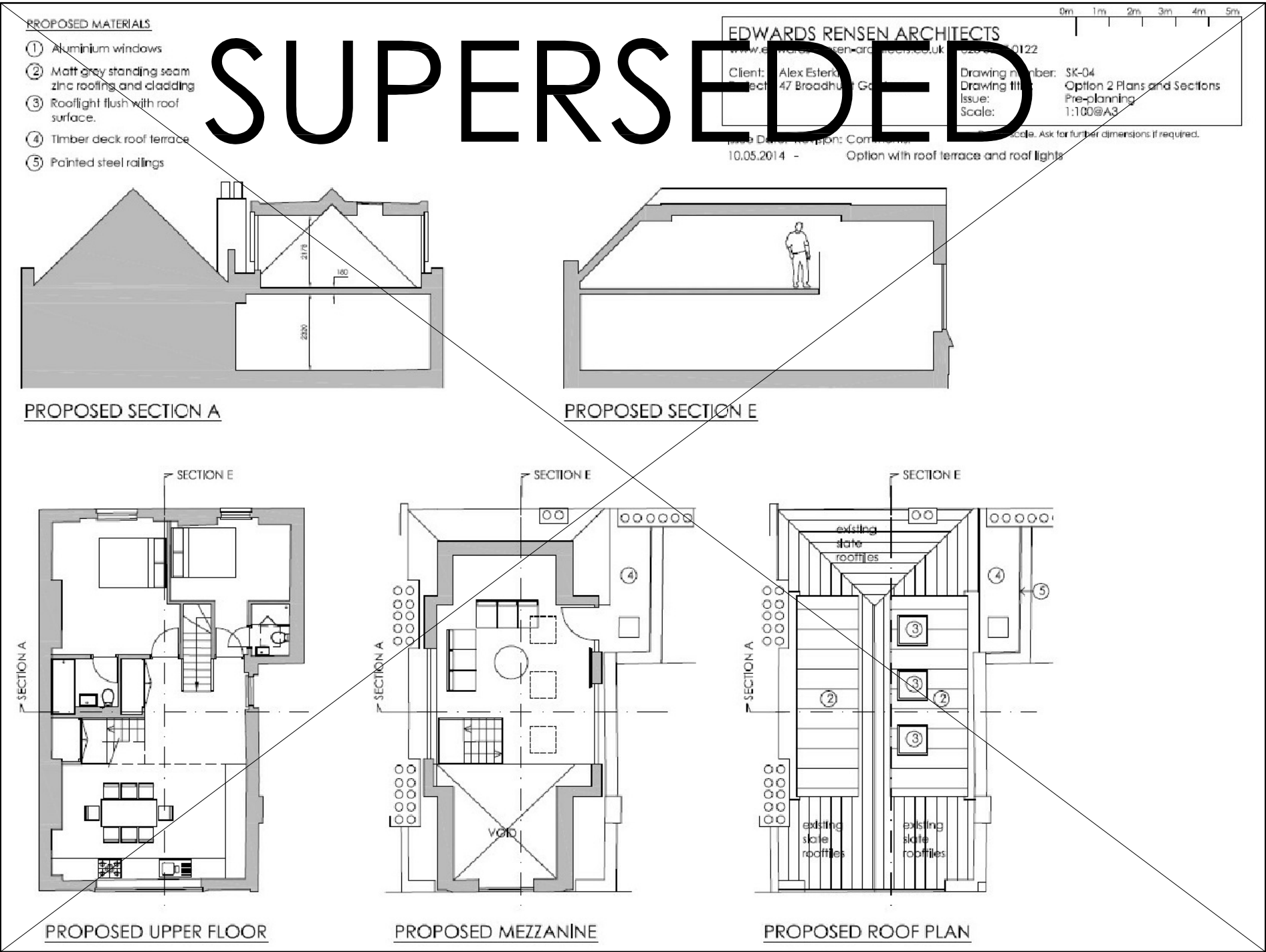
The application scheme has been altered in response to the advice. Please refer to application drawings PD-06 and PD-07, which highlight the changes made.

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Client: Alex Esterkin
Project: 47 Broadhurst Gardens

Drawing number: P-05 revA
Drawing title: Pre-planning advice
Issue: Planning
Scale: N/A

Issue Date:	Revision:	Comments:	Do not scale. Ask for further dimensions if required.
12.06.2014	-	draft planning for comment	
18.06.2014	A	planning application	



PRE-APPLICATION PLANNING ADVICE DRAWING SK-04 OPTION2 - SUPERSEDED