

2014/4086/P	1 & 3 Bromwich	Installation of 1 x side dormer each to semi-detached properties.	Rachel English
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No Objection, comments only

Side Dormers

The HLE CAAMS state *‘Dormer windows will normally be allowed at the rear and side if sensitively designed in relation to the building and other adjacent roofs. The particular character of the roofscape of that group of houses should be adhered to, and details such as the profile or splay of the roof slope, ridge tiles, and colour of clay tile must be matched.’* CPG1 states *‘It is important to ensure the dormer sides (“cheeks”) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided’.*

The side dormers are of appropriate scale and have been stepped back from the side wall thus reducing the visual bulk. The distance of 500mm below the ridge of the main roof as required by CPG1 should be clearly stated and adhered to.

Although the dormer on #1 is 24m away from the properties on Hillway it does overlook the rear windows and gardens of these properties. Thus the window must be fitted at all times with obscuring glass (or otherwise obscured) as a condition of approval.

Both properties will have the same roofscape which will maintain the visual symmetry of the pair.

Rear Dormers

These match those already approved in applications 2014/0851/P (#1) and 2014/1404/P (#3) though it would benefit if the distance of 500mm below the ridge of the main roof as required in CPG1 could be clearly stated and adhered to.

Rear Extensions

These match those already approved in applications 2014/0851/P (#1) and 2014/1404/P (#3).