

2015-2303-P,	17 Makepeace Avenue	Alterations to height of existing rear dormer and west dormer windows and removal of eastern dormer window and replacement with rooflight	Rachel English
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### Object

- a) The gable end side roof dormer is out of keeping with other side dormers in Makepeace Avenue which are hipped, in particular those at #15 (see photo below), and as such doesn't accord with CPG1 in repeating the established pattern (5.7). Although the gable end had previously been approved the design was a replacement for the original box dormer to which the CAAC objected.
- b) The drawings should be annotated to indicate the required vertical distance of 500mm between the ridges of the dormers and the main roof as proposed in CPG1 (5.11) to ensure that this distance is incorporated into any Decision.
- c) The roof light on the east slope appears to project significantly beyond the surface of the roof which is contrary to CPG1 (5.21 & 5.22) which requires roof lights to be flush with the roof profile.
- d) The window in the west dormer should be obscured to avoid any chance of overlooking #15

If the design were to be altered to accommodate the above comments the CAAC objections would be retracted.

