

Introduction

This Design and Access Statement has been produced to accompany a homeowner planning application for a new dormer extension to 17 Makepeace Avenue.

Site

The existing building is situated within the Hillway region of the Holly Lodge Conservation area. The property is a detached 2 storey house with an existing loft conversion.

PLANNING HISTORY

Original Approval:

Planning permission was originally granted (**2013/6867/P**) for one rear dormer and one side dormer 50cm from the ridge and eaves as specified in the Councils design guidelines.

Refused Retrospective Application:

The built roof extension was significantly larger than the approved drawings. An application for retrospective planning permission (**2013/6867/P**) comprising of two side dormers, one rear dormer and rooflights to the front and rear was refused and an enforcement notice was issued.

Approved Rectifying Design

In 2015 Planning permission was sought (**2015/2303/P**) to rectify the situation in line with the issued enforcement notice. Permission was granted to remove the eastern dormer and replace it with an obscured glass rooflight, and to reconstruct the rear and western dormers so that the ridges would be below the main ridge of the property.

The approved work has now been carried out but has left the homeowners with an inaccessible second floor due to the positioning of an existing beam and head height restrictions.

Design

This application proposes a third dormer, a mirrored version of the existing side dormer.

The proposed dormer is architecturally sympathetic to the age and character of the building and the overall integrity of the roof form will be retained. The dormer would be clad in hung tiles to match the existing and have a gable roof.

There has been 3 similar, recent loft conversions in Makepeace Avenue with 3 dormers (two side and one rear) including the neighbouring No. 15 Makepeace Avenue (**2009/2846/P**). Relevant recent roof extensions on Makepeace Avenue are highlighted in the adjacent diagram.

Access

Unlike the most recent approved set of drawings, which shows access to the top floor via a set of alternate tread stairs, the proposed extension would allow access to the top floor via a conventional staircase with winders by increasing the available head height.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

