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PLANNING STATEMENT

June 2016

*211 Sumatra Road,
London, W6 1PF*

Proposal:

The design proposal would see the alterations to the existing roof design which would see the removal of the existing part width rear dormer window in order to facilitate the erection of a full width dormer window to extend out over the existing rear wing projection.

Additionally, this application proposes the installation of a Juliette style balcony to the rear elevation of the proposed main dormer window plus the provision of two Velux style roof light to the front elevation, to complete the development to this single family dwelling.

The development would be in keeping with the style of the property and other properties in the immediate area and would be built using materials to match.

The existing brick-built mid-terrace property is in need of this modernization to bring it up to the standard of other houses in the area. Access to the rear garden space would be retained as existing via the ground floor rear exit.

This existing single family property boasts clay tiled pitched roof. The proposal would see the alteration to the rear elevation of the main roof slope to allow access to the proposed dormer above the rear wing projection which will allow for the use of this loft space as an additional bedroom in line with Permitted Development rights. No alterations are proposed to the shape of the front roof slope in any way. The addition of a Juliette style balcony to the rear and Velux style roof lights as proposed to the front of the property would complete this development.

A multi-layered felt covered flat roof is proposed for the dormer window. The party walls will not be built up as a result of the development. The cheeks of the dormer window will be clad in tiles to match the existing roof scape. A Juliette style balcony to the rear of the dormer window built in mild steel painted black will complete the development. All materials for this proposal are designed to match existing external materials.

This development will also see the formation of a full width rear dormer window to maximise the use of the second floor level. The loft space will boast a window set to the rear of the secondary dormer. This window will provide daylight and ventilation to the new loft bedroom to the rear. The placement of this window has been designed to ensure that no privacy issues are created through direct overlooking of neighbouring properties.

The development will see the façades of the dormer set in from the eaves by 370mm, in excess of the 200mm as required under the General Permitted Development Order (GPDO). The dormer window will not exceed the overall height of the main roof and will be set lower than the ridge height of the host property. Additionally, the proposed changes in roof volume won't exceed the 40m³ allowance for mid-terrace properties as the increase in volume will be limited to 39.9m³.

A marine-ply flat roof clad in multi-layered felt will be used to treat the dormer roof with clay tiles used for the dormer cheeks to match the existing roof scape. The layout of the loft rooms ensures no living space is directly in view of neighbouring properties and provides an adequate level of privacy for the immediate and surrounding environment.

All materials proposed as part of this proposal, have been designed to match existing. UPVC double glazed windows to the rear, Velux style roof lights to the front, clay tiles for the roof, are all designed to match existing.

It is therefore considered that this proposal will have no detrimental impact to the existing house or to the neighbouring properties. All materials for this proposal are designed to match existing external materials.

The side elevation window proposed to the rear dormer element has been designed to be obscured glazed, with the openable section of the window, set at 1.75m above internal floor height, as required under the General Permitted Development Order (GPDO).

It is considered that this development will have no detrimental impact to the existing house or to the neighbouring properties being 209 & 213 Sumatra Road.

Drawing and Planning Ltd would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise.

The drawings attached will detail the development as proposed: