



Image: 48 Genloch Road (Roof dormer with doors)



Image: View South West from Glenilla Road (Roof dormer with doors)



Image: View South West from Glenilla Road



Image: View from 32 Glenloch Road looking South West illustrating roof dormer extensions and established broken roof scape to numbers 36 & 38 respectively



Image: View from 32 Glenloch Road looking North East illustrating roof alterations on broken symmetrical roof scape to number 30 Glenloch Road

15. PROPERTY PLANNING HISTORY

- 2008/3977/P (The erection of an obscure glazed balustrade on three sides of the flat roof to the rear and the installation of a cabrio rooflight within the rear roof slope of the main roof in association with the use of the flat roof as a terrace) – Granted permission 30th September 2008.
- 2007/6430/P (Erection of roof extension and access door in rear roof slope and installation of railings to rear projecting wing to allow use as a terrace in connection with the top floor flat) – Application Refused 14th January 2008.

The application was refused because “the proposed roof extension and access door would, by virtue of its inappropriate design and incongruous appearance, detract from the roof form of the group of buildings of which it forms part, and fail to either preserve or enhance the character and appearance of the Conservation Area.”

We have considered this refusal notice from 13 years ago very carefully when preparing the proposed design to ensure our proposal is much more sympathetic and preserves the character of the Conservation Area. We have described and illustrated in several locations in this document how we have achieved this so that each point raised with the application

refused in 2008 has been addressed diligently. We are of the opinion that the proposal will contribute positively to the character of the Conservation area and as such enhance the appearance of the Conservation Area.

16. SUBMITTED DRAWING LIST

- 2110_E01 (Site Location & Block Plan)
- 2110_E02 (Existing Site Plan)
- 2110_E03 (Existing Floor Plans)
- 2110_E04 (Existing Elevations)
- 2110_E05 (Existing Section AA)
- 2110_P01 (Proposed Site Plan)
- 2110_P02 (Proposed Floor Plans)
- 2110_P03 (Proposed Elevations)
- 2110_P04 (Proposed Section)

17. CONCLUSION

The design and proposal for the proposed rear dormer extension / front elevation roof lights has been developed in consideration of our client's requirements and aspirations, the context, the locality and setting of the existing property. Our proposal also sets out to agree in principle with the aims, intent and requirements of the Local Authority policies in terms of the approach to the design and town planning.

We therefore submit our proposal on the basis that it considers, respects and meets the principles of all influencing factors and policies.