

DESIGN AND ACCESS STATEMENT

CERTIFICATE OF LAWFULNESS FOR PROPOSED ROOF ALTERATION, AND REAR FACING DORMER WITH 3NOS ROOFLIGHTS IN FRONT SLOPE.

AT NO.42 BUXTON AVENUE RG4 7BU

Introduction

The application property is a two storey semi-detached dwelling located on Buxton Avenue. The area is predominantly residential in character. Many properties on the Avenue including the immediate party wall neighbor have benefitted from installation of dormers and rooflights in front slope. Materials have been selected to be of a similar appearance to those of the existing dwelling.

Proposal

1. This is semi-detached dwellinghouse. The property is neither listed nor located in a conservation area. There are no planning conditions restricting or removing permitted development rights, nor are there any other relevant developments on the land.
2. The proposed rear dormer roof extension would have a volume of 48.57 cubic metres, which is within the 50 cubic metres limit for the enlargement of the roof of a semi-detached dwellinghouse.

The total volume of main rear dormer window
(DxWxH divided by 2) is 22.8m³.

The total volume of pre-existing side extension
hip roof (DxWxH divided by 3) is 14.82m³.

The total volume side hip to gable to original roof
(HxWxL divided by 6) is 10.95m³.

Total volume of loft extension is 48.57m³.

3. The proposed dormer would be set no less than 20 centimetres from the eaves of the original roof. The roof extensions would not exceed the highest part of the existing roof, nor extend beyond the plane of an existing roofslope which forms the principal elevation of the dwellinghouse and fronts a highway.

4. The materialsto be used in the exterior work is similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

5. The rooflights, will not protrude more than 150 mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof and would not exceed the highest part of the original roof.

In conclusion, the proposed extensions complies with the conditions of Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relate to 'additions etc. to the roof of a dwellinghouse'.