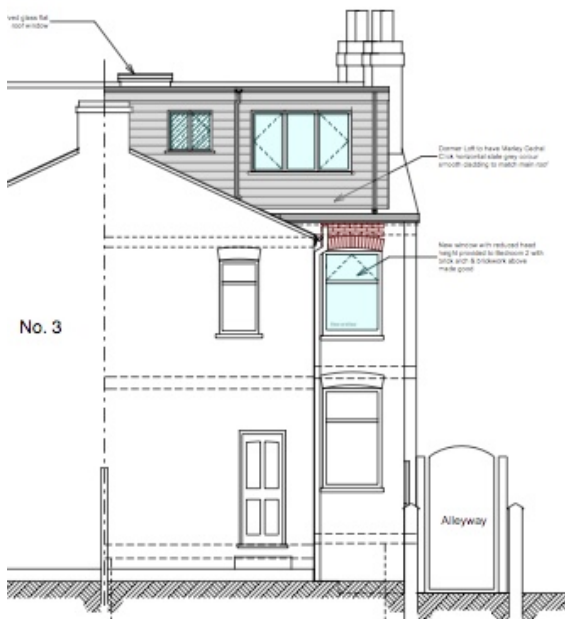


DORMER LOFT CONVERSION & ALTERATION WORKS 1 LIMLEY GROVE, CHORLTON, MANCHESTER

PLANNING STATEMENT



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PLANNING STATEMENT

1.0 INTRODUCTION

1.1 This brief Planning Statement has been prepared by Mike Macpherson Architects to accompany a Planning Application for a dormer loft conversion and associated alteration works at 1 Limley Grove in Chorlton.

1.2 The Statement explains that the proposed rear dormer type loft conversion generally falls within the detail design criteria for Class B Permitted Development except for one key criteria which is a slight increase in overall height with the a proposed dormer loft flat roof window being 200mm above the existing ridge level.

2.0 DESIGN PROPOSALS & PERMITTED DEVELOPMENT CRITERIA

2.1 The applicant wishes to provide a rear dormer loft extension which generally will fall within the Class B Permitted Development rights of the property as listed in Item 2.2 below. However in order to give natural light above the staircase landing area and avoid dark internal communal areas the proposals include for a curved glass flat roof window above the landing area and this results in the overall height of the dormer loft being 200mm above the existing ridge (highest part of the existing roof). The proposed curved glass roof window is to be a Velux fixed flat roof window size 900x900mm (Ref. CFP 090090) with 6mm toughened curved glass cover (for details refer to Appendix 3.1 below) and the top of the curved glass will be 200mm above the existing ridge level. This 200mm height will have minimal visual impact on the elevations as the angle of vision from ground level is such that glimpses of the curved glass rooflight will be very limited from street level along Limley Grove or from the rear and side gated alleyway.

2.2 Apart from the small increase in height for the curved glass flat roof window, the proposed rear dormer loft extension has been designed to fall within the Class B Permitted Development rights and meet the following criteria:-

- The additional dormer loft roof volume is 26.5 cubic metres which is much less than the maximum volume allowance of 40 cubic metres additional roof space for terraced houses;
- The extension is at the rear of the property & there is no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway (Limley Grove);
- Materials will be similar in appearance to the existing house;
- No verandas, balconies or raised platforms are to be provided to the dormer loft;
- The side-facing second landing window is to be obscure-glazed with an opening to be 1.7m above the floor;
- The property is not in a designated conservation area;
- The roof extension is to be set back at least 20cm from the original eaves;
- The roof enlargement will not overhang the outer face of the wall of the original house;
- There have been no previous roof extensions at 1 Limley Grove.

2.3 For full details of the proposals for 1 Limley Grove, refer to the following drawings/information submitted with the Planning Application:-

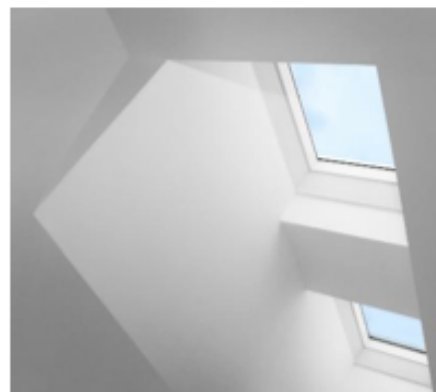
P353 / SP1	Existing Photographs
P353 / 01	Site Location Plan
P353 / 02	Site Layout
P353 / 03	Existing Floor & Roof Plans
P353 / 04	Existing Elevations
P353 / 05	Proposed Floor Plans
P353 / 06	Proposed Elevations
P353 / PS	Planning Statement

3.0 APPENDICES

3.1 Appendix 1 - Details of Proposed Velux Curved Glass Flat Roof Window

Product information

VELUX Fixed flat roof window CFP with curved glass cover ISD



Product description

- Fixed (non-opening) window for flat roofs with curved glass cover
- Innovative curved glass-to-edge construction for optimum design and functionality:
 - sleek, elegant exterior design in glass and aluminium
 - excellent drainage of rainwater
- Wear-resistant, maintenance-free, high quality white PVC frame
- Low energy insulating glass unit (inside)
- 5-6 mm toughened curved glass cover with silk screen printed rim (depending on the size)
- Maintenance-free aluminium profiles

Roof pitch

- Can be installed in roof pitches between 0° and 15°

Materials

- Extruded PVC
- VELUX ThermoTechnology™ insulation
- Insulating glass unit with laminated inner pane
- Extruded aluminium
- Curved glass cover, toughened glass

Downloads

For installation instructions, CAD drawings, 3D BIM objects, 3D GDL objects etc, please visit www.velux.co.uk