

Planning Statement

Context:

The existing detached dwelling 26 Norview Drive East Didsbury comprises a two-storey detached dwelling which requires updating.



The House is a brick-built structure with some vertical tile hanging to the front elevation, under a concrete profiled tiled roof, with UPVC doors and windows within its openings. The surrounding properties are generally of a similar age, construction and design.

The current owner proposes to refurbish the existing dwelling house to a high standard and is seeking to improve the accommodation with the addition of the following:

- Proposed external render coat to front of the dwelling house
- Replacement doors and windows to whole dwelling house
- Replacement roof tiles/slates to whole dwelling house
- Loft conversion including rear roof dormer and front roof windows
- Single storey rear and side extensions and associated alterations

This will provide much needed additional living space for the owners of the property.

The proposal submitted for Planning Consent is - Proposed external render coat to front of the dwelling house, replacement doors and windows to whole dwelling house, replacement roof tiles/slates to whole dwelling house, loft conversion including rear roof dormer and front roof windows, single storey rear and side extensions and associated alterations.

Design:

The extension - has been designed in a sympathetic manner of size and scale in line with the mass of the existing property and the alterations are to be in keeping with the existing dwelling such that it will not impinge on the character of the building thus not detracting from the appearance of the street scene. Although the rear extension projection is slightly more than the 4m rear projection guidance allowed by permitted development it is sufficiently away from both side boundaries to cause any undue issues.

Loft conversion - A loft conversion for your house is considered to be permitted development, provided certain limits and conditions are met.

1. Loft conversions are NOT permitted development for houses on designated land, in conservation areas or if classified as a listed building.

2. To be permitted development any additional roof space created must not exceed these volume allowances:

- 40 cubic meters for terraced houses.
- 50 cubic meters for detached and semi-detached houses.

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.

4. Materials to be similar in appearance to the existing house.

5. No part of the extension to be higher than the highest part of the existing roof.

6. Verandas, balconies or raised platforms are NOT permitted development.

7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 meters above the floor of the room in which it is installed.

8. Roof extensions, apart from hip to gable ones, to be set back at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house. Note: For an explanation of how to apply the 20cm set back condition please see pages 35-36 of 'Permitted development for householders – Technical guidance' (PDF).

The proposed loft conversion including roof windows and a rear roof dormer are classified as permitted development (PD) as per the GPDO under Class B and Class C, the rear roof dormer will be 23.82m³ in volume as calculated below, therefore the proposed increase in roof volume over the original roof volume as first built is less than the PD allowance of 50m³ therefore this could be constructed under PD and so is the fallback position.

Rear roof dormer volume = $(3.825 \times 1.9 \times 6.555)$ divided by 2 = 23.82m³

The accommodation will provide an improved layout for modern Family living.

Materials:

The proposed building works will be constructed from local materials to compliment the surrounding and existing properties.

Matching face brickwork/render finish on concrete blocks with concrete block inner skin will form the external cavity wall construction, brick work will match the existing face brick.

The proposed windows and doors will be UPVC/composite or PCA as shown on the plans.

The Proposed roof and dormers will be clad in concrete roof tiles to match the existing roof construction or in a colour to match the existing roof slope colour, single ply grey/black membrane will be provided to clad the rear dormer flat roof construction and roof windows will be dark grey powder coated alloy and timber construction.

Landscaping:

The existing soft and hard landscaping will be cut back and made good to facilitate the addition of the extension.

Site:

The existing site levels will remain unchanged.

Access:

The vehicular access to the site will be unchanged.

The access, circulation and use of the dwelling will comply with Approved Document M of the Building Regulations.

Conclusions:

The alterations to the property have been carefully considered and designed to ensure that it will be a positive contribution to both the property and its location within the local area.