

PLANNING STATEMENT

APPLICANT: MR & MRS CURRAN

SITE ADDRESS: 40 VINEYARDS ROAD, HERTFORDSHIRE, EN6 4PA

AGENT: EMILY COOKE – DETAILED PLANNING LTD

This planning application is by Mr & Mrs Curran. The application for a loft conversion with the erection of 2 rear dormer extensions and front facing roof lights.

The documents included are:

- Planning Form
- Planning Statement (this document)
- Location Plan and Block Plan
- Existing Plans, Elevations and Section
- Proposed Plans, Elevations and Section

Site and Surroundings

The site is located on the South East Side of Vineyards Road and a short distance from Northaw Village. The property is a detached two-storey family home, situated on a road with a variety of housing styles and character. The property has been previously extended with a 2-storey side extension.

The site is not situated within a Conservation Area, nor is it listed. However, it is located within the Metropolitan Green Belt. This area of the Green Belt is predominantly arable farmland and estate parkland, plus Northaw Park, Great Northaw Wood (SSSI in the north only) and Queenswood School (MDS).

The Proposal

The proposal includes a loft conversion with the erection of 2x rear dormer windows and 2 x front facing roof lights.

The proposed dormers have been sized to align with the existing window positioning of the rear first floor windows. The 2 dormer windows are set lower than the main ridge height, are not larger than the permitted additional volume allowance, have been finished with materials similar in appearance to the existing house, and do not form a part of the principal elevation. The windows will be timber sash to match with the existing windows on the dwelling. The rear dormer extensions will only be visible from the rear of the property.

The 2 rooflights on the front roof slope have been aligned to the central gable, and would not protrude more than 150mm from the roof slope.

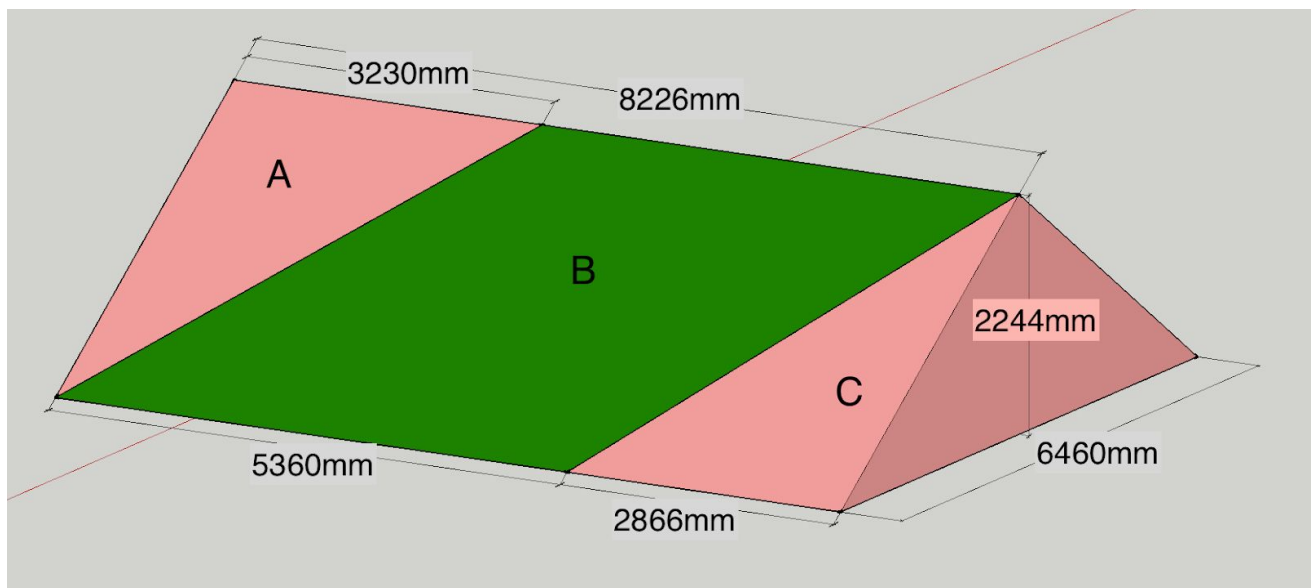
Additional Volume Calculations

We have considered the proposed rear dormer volume as well as the existing side extension roof volume. See volume calculations below:

Existing Side Extension



Rear Elevation



Volume of Total Shape above (A+B+C)

$$\frac{1}{2} \times 6.46 \times 8.226 \times 2.244 = 59.62\text{m}^3$$

Volume of A

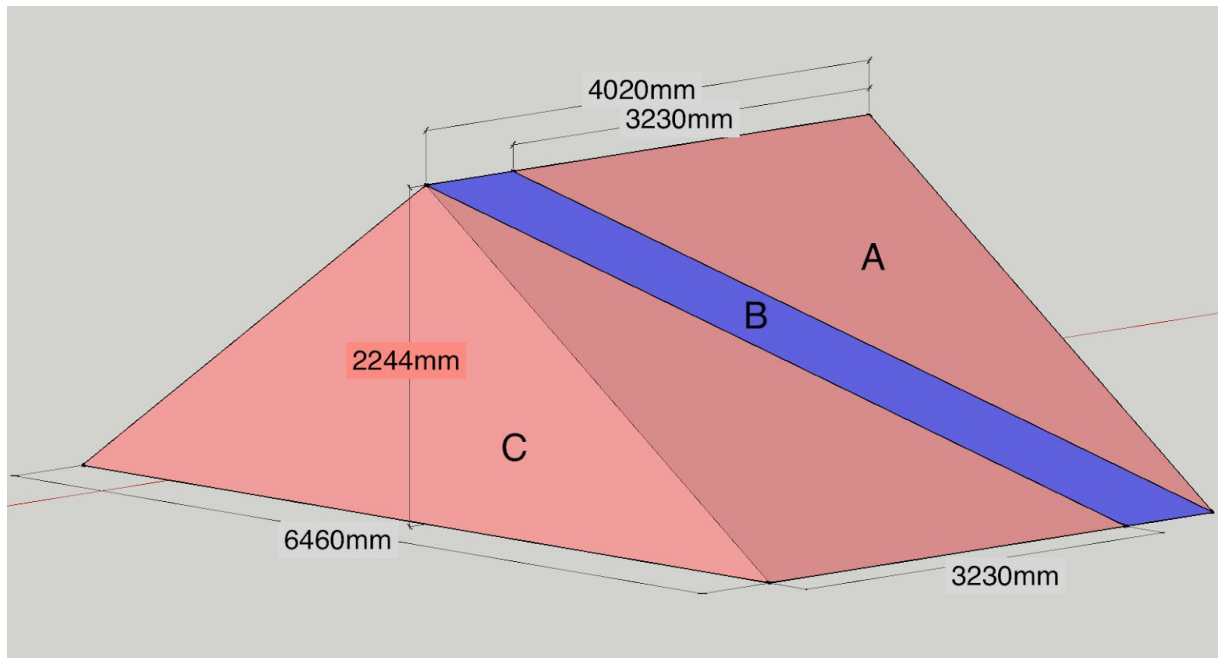
$$\frac{1}{2} \times \frac{1}{2} \times 6.46 \times 2.244 \times 3.23 = 11.71\text{m}^3$$

Volume of C

$$\frac{1}{2} \times \frac{1}{2} \times 6.46 \times 2.244 \times 2.866 = 10.39\text{m}^3$$

Volume of B = Total - A - C

$$11.71 - 10.39 = 37.52\text{m}^3$$



Volume of Total Shape above (A+B+C)

$$\frac{1}{2} \times 4.02 \times 6.46 \times 2.244 = 29.14\text{m}^3$$

Volume of A

$$\frac{1}{2} \times \frac{1}{2} \times 3.23 \times 6.46 \times 2.244 = 11.71\text{m}^3$$

Volume of C

$$\frac{1}{2} \times \frac{1}{2} \times 3.23 \times 6.46 \times 2.244 = 11.71\text{m}^3$$

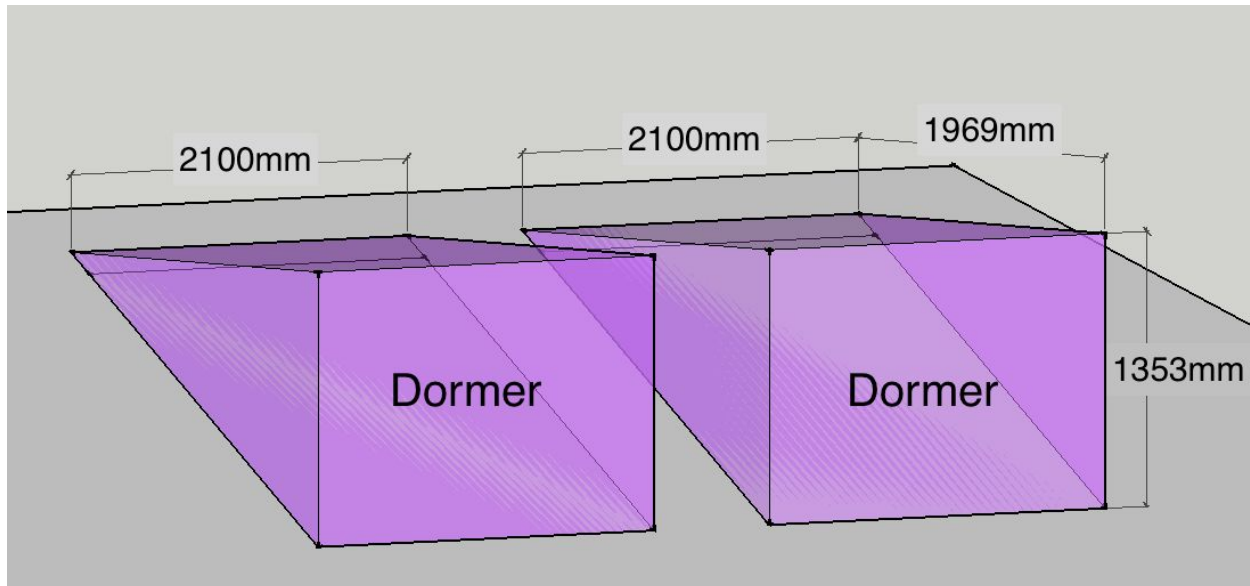
Volume of B = Total - A - C

$$29.14 - 11.71 - 11.71 = 5.72\text{m}^3$$

TOTAL VOLUME OF EXISTING SIDE EXTENSION ROOF

$$= 37.52\text{m}^3 + 5.72\text{m}^3 = \mathbf{43.24\text{m}^3}$$

Proposed Rear Dormers



1 x Dormer Volume
 $(1.969 \times 1.353) / 2 \times 2.1 = 2.80\text{m}^3$

TOTAL VOLUME OF PROPOSED DORMERS

$2 \times 2.80\text{m}^3 = \mathbf{5.60\text{m}^3}$

TOTAL VOLUME OF ROOF EXTENSIONS

Existing Side Extension + Proposed Rear Dormers
 $43.24\text{m}^3 + 5.60\text{m}^3 = \mathbf{48.84\text{m}^3}$
< 50 cubic meters permitted development allowance

Summary

It is believed that the proposal is an attractive addition to the existing property. The proposed dormers have been designed within permitted development guidelines, and the design and materials are thought to harmonize with the existing property, respecting the character of the surrounding area. Therefore, there should be clear justification that this application should be recommended for approval.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact me.

Yours,
Emily Cooke BA (Hons) ACIAT
Accounts Director / Architectural Technologist

March 2020