

DESIGN & ACCESS STATEMENT

for

**3no dormers and 2no rooflights in roof of
bungalow**

at

**Beech Cottage, 99A North Bersted Street,
North Bersted**

for

Mr C Tomkins

June 2020

**STEPHEN JUPP
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CHARTERED TOWN PLANNER**

Assessment of Physical Context

Planning permission BE/133/16 was granted on 1 December 2016 for '1no dwelling'.

Permitted development rights for extensions and alterations, including dormers, were removed through the imposition of condition 17.

This planning application seeks to obtain planning permission for 3no dormers and 2no rooflights in roof of bungalow. One dormer will be on the rear [east] elevation and will serve a bathroom. The submitted drawings make clear that the windows of this dormer will be obscure glazed and non-opening below 1700 above finished floor level. On the front [west] elevation there will be 2no dormers and 2no rooflights, all equally spaced in order to provide symmetry to this elevation.

The proposed garage is set well back from the road in well-established garden land.



The Proposal

The ethos of this proposal is to provide accommodation in the roofspace following the grant of planning permission BE/16/20/PL for a 1 ½ storied dwelling to the rear of 113 North Bersted Street which is just a very short distance to the north.

Siting

The property is within the BUA boundary for the settlement. That boundary lies a short distance to the north west of the dwelling.

Scale

The scale of the dormers are such that they will be subordinate to roof of the property.

Design

The design will follow that established with the existing dwelling.

Landscaping

The proposed house is subject to a landscaping scheme and the garage does
No change

Access

No change

Conclusions

It is clear from these findings that the design of the proposed dormers is acceptable and will not give rise to any overlooking of neighbouring properties.

On this basis, I consider that the scheme is acceptable and accordingly planning permission should therefore be granted.

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