Inspired Design
Studio Limited

Planning Statement

For

Single storey side extension.

Loft Conversion with rear hip to gable extensions and side dormer.

at

Winterberg, 18 Montpelier Road, East Preston

- The existing property is a detached bungalow.

- The single storey rear extension measures 3m from the rear of the original property

- The eaves of the proposed extension will match the existing property.

- The proposed external materials will match the existing house. The walls will be face brickwork. The roof will be tiles will match the existing roof colour.

- The pitched roof to the perimeter of the proposed extension is a false pitch hiding a flat roof behind

- The existing roof is pitched with hips to the front and rear elevations.

- The proposed rooflights to the side of the property will not project from the existing roof slope more than 150mm.

- The proposed rooflights to the side of the property will have obscured glazing, they are also more than 1.7m from floor level.

- The proposed materials will match the existing house. The dormer walls and gable walls will be finished externally with hung tiles to match the existing roof.

- There is no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.

- The Volume of the extensions to the roof is within the permitted development allowance of 50m3, see over for calculation.

- The side facing first floor windows will have a minimum cill height of 1.7m from finished first floor level. The will also have obscure glazing

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39 Willowhayne Avenue, East Preston, West Sussex, BN16 1PL
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Volume of side gable extensions:

1/3 (base x height)

Area of base = 8.263m x 3.083m = 12.737m2

2

Formula for gable 12.737m2 x 3.843m = 16.316m3

3

Hip to Gable Total volume = 16.316m3

Volume of rear dormer:

Area of side x length 4.7m2 x 6.9m = 32.43m3

Additional volume created by proposed rear dormer = 32.43m3

Total of additional volume (16.316m3 + 32.43m3) = 48.746m3

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