

RETROSPECT PLANNING PERMISSION FOR PROPOSED BALCONY TO EXISTING EXTENSION FLAT ROOF (DOC001)

Design Statement

The proposed installed balcony shown on Doc002 requires retrospective planning permission.

1. Need of Balcony

The Balcony is proposed to provide safe edge protection to the flat roof following access from the bedroom French Doors. Whilst it was not the initial intention to sit out on the balcony the

2. Supporting Documents

Plans, Elevations and Sections of the proposed work is shown on the drawings listed below:

- EOBAL001A- LOCATION PLAN
- EOBAL002A-SITE PLAN
- EOBAL003A-ELEVATIONS
- EOBAL004A-SECTIONS

3. Installation

The Balcony Balustrade is partly constructed, and work has stopped until Planning Permission has been granted.

Works to date consist of installation of the balcony balustrade to the existing Flat Roof and shall be completed following planning approval. Once planning approval has been granted the works shall be fully completed in accordance with BS6399 Part 1 and the appropriate Building Regulations. (Building Regulation Certificate is to be sought upon granting of Planning Permission).

4. Materials and Dimensions

The Balustrade material consist of smooth hardwood timber to be painted white. The dimensions of the balustrade are as follows:

- Corner posts: 95mm x 75mm
- Intermediate Posts: 95mm x 75mm
- Railings: 42mm x 42mm
- Handrail height: 110mm

The overall height of the Balustrade from the balcony flat roof level is 1100mm.

Stone chippings or artificial grass is proposed for the balcony floor and will be finalised when Building Regulations are sought and approved.

5. Screening

Artificial Laurel Screening (see Doc 002for proposal) is to be fixed to the inside of the North Face Balustrade to provide privacy. Discussions have been held with the owners of neighbouring properties to the East, South and Western boundaries who have initially informed us that they have no objection to the installed proposed balcony. No.8 East Onslow Close are not prepared to discuss the balcony proposals.