

3 Dolphin Way

Design Statement

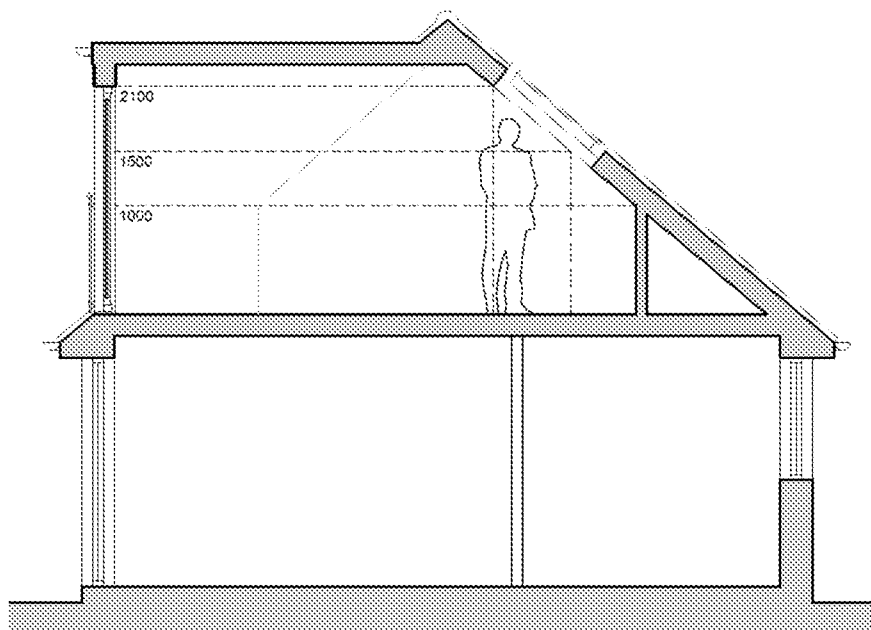
20.01.2020

This statement looks to demonstrate how the proposed development at 3 Dolphin satisfies permitted development rights specific to class B – additions etc to the roof.

Design

The development falls within permitted development guidelines for the following reasons:

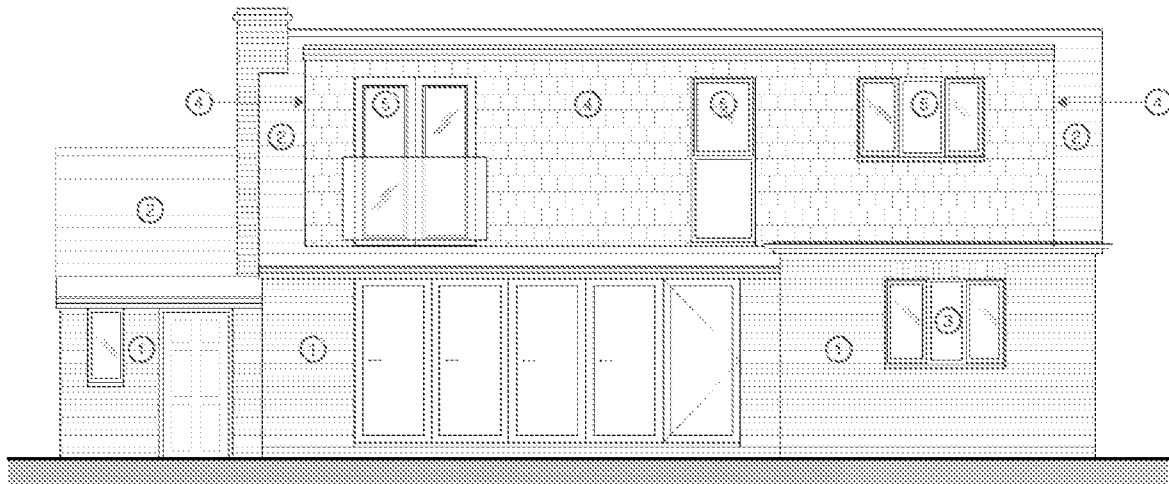
- The additional dormer to rear does not exceed existing ridge height of roof
- The additional dormer does not extend beyond the principle elevation or existing external walls
- The additional cubic area of extension to detached dwelling does not exceed 50 cubic metres (circa 30 cubic metres)
- Eaves of existing dwelling house will be maintained
- The rear elevation of the dormer will be greater than 200mm from the original line of eaves
- No glazing/windows have been placed to the side dormer cheeks to reduce overlooking
- Velux windows to the front slope of dwelling house will not exceed 150mm



Building section - Not to Scale

Materials

In addition, Proposed materials are to match existing aesthetic of dwelling as demonstrated below



Rear Elevation – Not to scale

1. Existing red facing brick
2. Existing brown roof tile
3. Existing white PVC double glazing
4. New dormer cladding (including cheeks) – Cement tile to match existing roof tile
5. New white PVC double glazing