

31 Windmill Drive, BN16 3HL Planning Statement

Hello,

I am submitting an application for proposed lawful development on my rear dormer loft conversion on the basis that it falls within permitted development and planning permission is not required.

The dormer at the rear of the property creates less than 50 cubic meters of additional space. There is no alteration to the existing roof slope of the principal elevation that fronts the public highway. The tiles on the rear dormer match that of the existing roof line. The dormer roof falls below the existing roof line and does not exceed the height of the existing roof. There is no balcony or veranda in the dormer. There are no side elevation windows requiring obscured glass but the rear window to the bathroom is fitted with obscure glass. The roof extension is set back more than 20cm from the existing eaves of the roof and does not overhang the face of the existing wall of the property.

For these reasons the conversion falls within permitted development and no planning permission is required.

Kind Regards,

Harrison Burley.