

PLANNING STATEMENT

Re: for proposed loft conversion at 196 Bansted Rd, SM7 1QZ.

The purpose of the proposed development is to provide additional living accommodation for the family in residence. The proposed loft conversion is less than 50m³

The proposed dormer does not exceed the height of the highest part of the existing roof, nor does it extend beyond the plane of any existing roof slope, which forms the principal elevation of the dwelling house and fronts a highway.

Velux windows will not protrude more than 150mm beyond the plane of the roof when measured perpendicular with the surface of the roof.

All new materials will match existing as nearly as possible.

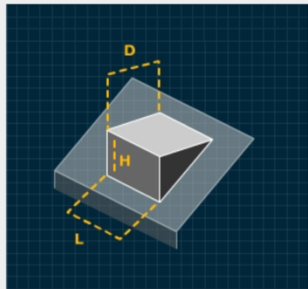
This double hip to gable conversion is equally matched on either side and retains the 20cm roof slope all while maintaining the pitched elevation on the bay windows.

There will be a 200mm set back from the eaves.

All aspects of the General Permitted Development Order have been adhered to for this loft conversion.

Volume calculations for the loft:**Dormer Calculation**

Height	<input type="text" value="2.3"/>	Metres
Depth	<input type="text" value="4.5"/>	Metres
Length	<input type="text" value="8.75"/>	Metres
Total Volume	<input type="text" value="45.28"/>	Cubic Metres


hip to gable volume calculation

$$(A \times B/2 \times C/3)/2 = V$$

$$(1.4 \times 1.1 \times 2.9)/2 = 2.2\text{m}^3$$

Total

1 no. Hip to Gable = 2.2m³

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1.no. Rear Dormer = 4.4m³

Total volume = 49.68m³

This is within Permitted Development Volume allowance 50m³

Parking

Currently the residents of 196 Bansted Rd benefit from off street parking.

This family home, remains a family home and there would be no increase in demand on the street parking provision required by this application.

The existing entrances and exits will not be altered or blocked.

Yours sincerely,

Joy-Anne Mowbray BSC BArch Hons MA(AA) PgDip
RIBA Chartered Architect & Interior Designer

