13/11/20

Planning statement

12 rowan road,

Lindford,

Hampshire,

Gu35 0re

# ExisTing building and surroundings

This planning statement has been produced to accompany a planning application for the simple loft conversion with sky lights to -

12 Rowan road, Lindford, Hampshire, GU35 0RE.

The building is a three bedroomed terraced domestic dwelling within a domestic estate built in 2008. It has one access door from the public road and one access door from the rear garden accessed from adjacent Sycamore road. The current living area amounts to 76 square metres.

The estate buildings have a variety of materials and finishes.

There is ample street parking.

The property is not a listed building.

The property has off-road allocated car parking spaces for two cars.

# Proposed works

This application seeks consent to convert the loft space of above dwelling to allow for one extra bedroom and an en suite bathroom. The total extra area will amount to an additional 25 square metres.

There will be no dormers to this property, instead simple roof lights will be used.

All building works will conform with building regulations as required, these building works will include the below –

* Structural steel frame to conform to structural engineers calculations.
* Permanent staircase as per building regulations requirements.
* Heat/sound Insulation as per building regulations requirements.
* Flooring materials as per structural engineer/building regulations requirements
* Roof lights to allow for safe egress in the event of an emergency as building regulations requirements.
* Electrical/ plumbing works as per building regulations requirements.

Materials used on all external areas will be to match materials used on similar surrounding buildings.

Use of additional parking spaces are not currently required but in future would be suggested as public road spaces, of which there are ample. See attached additional road parking plan.

All roof lights will be to rear of property so as to not overlook public highway and stay in keeping with appearance of surrounding dwellings.

There will be no additional living space to any external areas of the property.

Removal of waste materials will be disposed of accordingly.