

Design and Access Statement

Project	Proposed Roof Dormer, 2 River View, West Looe
Client	Ann Marie Oflaherty
File Ref	2115

PRE-AMBLE

This planning application is for the proposed addition of a roof dormer together with internal alterations including the chimney removal.

SITE AND CONTEXT

The site is approximately 344m² and is situated between numbers 1 and 3 River View, just off the Polperro Road, West Looe and overlooking the grounds of Polvellan Manor with the Mill pool car park below. Whilst the topography slopes steeply from South to North, the site is terraced in order to accommodate the property. There are existing steps from the front and the rear.

The property has two garages at street level on River View. One of which is proposed to replace the existing door with a larger door. There is not a pedestrian path outside the property, and it is accessed by walking on the road from the parking spaces.

The locality contains various forms and styles of residential architecture some of which have been extended, including a neighbour who have also added a roof dormer in the same location as this proposal.

DESIGN

• Use

The existing dwelling will retain the four bedrooms as existing with additional en-suites and the addition of the dormer and the internal alterations will increase the living areas to provide a contemporary layout.

• Amount

The footprint of the building is 82.5 m². The additional usable floor space created by the dormer is 9m² but also enhances the study adjacent to the lounge which will also have the separating wall removed.

• Landscaping

The site levels and access will remain as existing. The access steps provide essential access to the building and the amenity area.

• Appearance

The building render will be re-painted and the vertical tiles will be replaced by timber effect cladding panels, to match the walls on the proposed dormer. Solar panels will be added to the existing roof, similar to a neighbouring property.

ACCESS

The principles of the vehicular and pedestrian access to the site are unaltered from existing.