



## Planning Statement

To accompany the Planning Application for a loft conversion to include a rear dormer to the slope of the roof at 8 Kenilworth Road.

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## 1.0 Version History

Revision A      Issued 16.05.22

## 2.0 Project Information

**Client Name(s):** Louise Carbado

**Address:** 8 Kenilworth Road, Monkseaton, NE25 8BE

**Local Authority:** North Tyneside

**Conservation area/listed:** The property is within the Monkseaton Conservation Area.

### 2.1 Review of Existing Property

**Property description:** The property is a 3-bedroom terraced house located in Monkseaton conservation area. The Ground Floor consists of an open plan kitchen/living/dining room with a separate living room in the front. There is a utility and WC to the rear of the property with a small back yard. The First floor consists of 3 bedrooms and an office room with a large family bathroom.



## 3.0 Planning Statement

The site to which the application relates is a two-storey terraced property located within the established residential area of Monkseaton. The property is in the Monkseaton Conservation Area. The host property is north-eastern facing onto Kenilworth Road. The dwelling has a two-storey offshoot to the rear. The rear yard area is enclosed by brick boundary walls. A rear access lane separates the rear yard of the host dwelling from the rear of Coronation Crescent properties.

The proposed development involves the construction of a dormer window to the rear roof slope for a loft conversion to create a new bedroom and en-suite bathroom.

The dormer windows are of an appropriate scale and design, taking into account the design of the dwelling and character of the area. Matching materials have been specified to ensure the dormer blends into the existing roof. The original roof shape is retained, with the dormer window being set back from the existing external walls and the roof line is positioned below the ridge line and above the eaves. Heritage style roof lights, that sit flush with the external surface of the roof will be used to reduce the impact on the character and appearance of the property.

Due to the close proximity of the existing properties at the rear of No.8, they are already overlooked from the second-floor windows. The addition of the dormer windows will not result in any significant increases in privacy loss to these occupiers.

Previous applications on Kenilworth Road and nearby Kensington Gardens have included loft conversions with the addition of dormer windows to the rear roof slope and these have been approved in recent years. These Include:

15 Kenilworth Road (21/01608/FULH)

7 Kenilworth Road (17/01590/FULH)

11 Kensington Gardens (20/02449/FULH)

## 4.0 Design

### 4.1 Appearance

The proposed loft dormer has been designed as a complimentary addition to the existing dwelling. Located at the back of the property it will have minimal impact;

- The walls of the dormer to be clad in slate to match the existing roof.
- The roof is to have an EPDM flat roof membrane
- The windows are to be dark grey double glazed units to blend into the grey of the slate
- Rainwater goods will be black to match the existing.