

PLANNING STATEMENT

For

Proposed Loft Conversion at: The Birches, 1 Wood Road, Biggin Hill, Kent, TN16 3RN

This Planning statement to be read in conjunction with the following drawings:

2082-05

2082-06



Aerial View of The Birches

Residence

The application site currently comprises a detached bungalow set in a self contained plot between two houses on Wood Road and Sutherland Avenue. The site covers an area of approximately 129 sq metres.

Wood Road comprises a mixture of detached, semi-detached houses and bungalows of various styles, mostly set back the roadway to provide off street parking.

Many of the properties in the surrounding areas have front, side and rear dormers of differing designs and characters.



Front Left Hand of the Birches



Front Right Hand of the Birches



Rear of the Birches

The Proposal

It is proposed to convert the loft space for residential use with access from the ground floor.

One bedroom will be removed with three additional bedrooms with ensembles in the loft space.

To allow for reasonable headroom, it is proposed to form a new dormer on the rear elevational roof slope.

Due to the permitted development policy adopted by the London Borough of Bromley, the rear dormer cannot be considered as permitted due to the removal of the eaves caused by the existing rear ground floor extension.

To improve the front elevational view, it is proposed to provide three small cottage style dormers, which adds a design feature.

It is proposed that the materials to be used externally would be similar to those in the immediate vicinity. Using painted render to the walls and roof tiles to match existing.

The existing FFL, eaves and ridge height will remain constant, with no intention of alteration.



Neighbours property with well designed dormers

Considerations

Having regard to the provision of Central Government advice as set out in PPS.3 and PPS.1, the principal issues to be considered are:

1. Are there any valid planning objections to the principle of the proposed development.
2. Whether the proposal is out of character and scale with adjoining properties in the road.
3. Whether the proposal adversely affects the amenities of the adjoining houses.

It is submitted that this proposal fits comfortably with the surrounding properties in the immediate area. Adequate existing side space is provided, the design is not out of character or out of scale with the surrounding properties.

Conclusion:

It is submitted that a development has been achieved with a design that reflects the original character of the building, respects the surrounding residential area and provides enhanced accommodation with no effect on the neighbours, the character of the street scene. It is not in conflict with Government Guidance, and it is requested that this proposal is supported and planning approval is granted for the scheme.