

This new householder application seeks approval for a small rear box dormer. The proposed rear dormer will not be visible from the front street scene or side street. The purpose of this rear box dormer is to create a habitual bedroom to the rear of the property. This is because following the previous application the existing bedroom has been reduced in width and height as a result of current building regulation requirements, namely larger timber structure and external insulation requirements.

As previously mentioned, this proposed dormer will be hidden by the mass of the property and will be externally cladded with roof tiles to match existing which will allow the dormer to blend into the roof.

New roof construction:

Location of tape measure on the image represents 2 metres therefore we are unable to currently install a doorway into this rear room which has resulted in the need for this new rear dormer.

Current Status of project: Previously approved application/design is now live on-site construction phase.

