

Design Statement
for
Proposed Rear Dormer
at

**Rainbow House
Oakridge Lane,
Sidcot, Winscombe,
Somerset
BS25 1LZ**



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On behalf of Space Plus Architectural Design

REASON FOR NEW APPLICATION

Please note that this is a new application which is exactly the same as that approved under application ref: 20/P/2639/FUH.

Due to ill health since December 2020, the applicants have not been in a position to carry out the building work. They are now in a position to start the work in Spring next year, but as this will be beyond the 3 year expiry date, this is a new application, essentially to renew the extant permission.

INTRODUCTION

Rainbow house is a 1930's Villa situated on Oakridge Lane, which is characterised by properties of the same period and design. The small hamlet is situated just outside the Mendip Hills area of Outstanding Natural Beauty (AONB).

The property features many of the typical 1930's characteristics, including bay windows, rough-cast rendered cavity walls and a traditional cut roof covered in clay Double-Roman tiles. The original attached garage was converted to a kitchen in 1987, at which time the first floor dormer roof with bedroom were also added. The front pitch of the dormer roof, facing Oakridge Lane features a small pitched roof dormer, whilst the rear roof slope currently features Velux rooflights. The rear rooflights are reaching the end of their designed life and significantly limit head-room and views to the rear.

In 2009 the property obtained planning permission for the oak framed extension to the south side of the building (reference: 09/P/1149/F). The extension is attached to the main house via a glazed link and is an example of design excellence that retains the character of the original property and achieves a sustainable design.

A desktop survey of the satellite images and previous planning applications show a number of dormers of varying styles (hipped, gable, flat roof and triangular) to properties within the area, as well as other alterations & extensions. Some of these have been achieved under Permitted Development (GPDO) whilst others have been achieved with expressed planning consent.



Host dwelling

The above birds-eye view, taken from Google Earth, shows a variety of dormers within close proximity of the host dwelling. Flat roof dormers are shown to the front and rear elevations of No. 8 Oakridge Close (bottom of image), and also to "Under Callow", the large house on the corner of Oakridge Lane and Oakridge Close – this is a side dormer, clearly visible from the street scene.

DESIGN PRINCIPLES

USE

Internally, the existing roof / ceiling pitch to the rear limits the headroom and usable floor area for the homeowners. The existing rooflights provide limited views over the rear garden and surrounding landscape but the centre pivoting rooflights make this uncomfortable. The proposed dormer will provide more usable floor space and enhanced views to the rear without impacting on the neighbouring properties regarding a reduction in natural light, or overlooking.

APPEARANCE

Externally, the proposed dormer will replace the existing Velux rooflights to the bedroom and bathroom shown in Images 1 & 2. Any work of making good shall match existing in respect of materials used. As stated on the drawings, no part of the new structure will encroach into the curtilage of neighbouring land.

In considering the appearance of the dormer, which is not on an original section of the property, we believe that a contemporary design would be appropriate. A modern sleek dormer clad in dark zinc cladding is proposed (see proposed elevations), promoting durability and minimal routine maintenance. We feel that this would match with the existing glazing below, whilst showing a distinction from the period design features of the original house and the timeless design of the oak framed extension.



Image 1: Existing rear elevation.



Image 2: Existing rear roof slope showing rooflights and glazing below.



Above: Proposed Rear elevation.

It must also be noted that the rear dormer will not be visible from the public realm and therefore has no affect on the existing principle elevation, retaining the character and appearance of the 'street scene'.

SCALE

The dormer has been designed to be subservient within the rear roof slope. The dormer as illustrated measures 4.5m wide and 1.5m tall with a total volume calculated at just 6.3m³.

LANDSCAPING

Laurels and Yew bushes on the boundary to the neighbouring property have been added to provide additional privacy and sound resistance between to both properties.

It should be noted that no materials will be stored near to existing trees to ensure the roots are not damaged, in accordance with Condition 4 of the approval of application ref: 20/P/2639/FUH.

ACCESS

The proposals do not seek to alter the existing pedestrian or vehicular access.

SUMMARY & CONCLUSION

This statement and the associated drawings demonstrate that the proposals to the rear of Rainbow House have been designed in accordance with the Local & National Planning Policies whilst being sympathetic to the character of the host property and positioned in such a way that it is not visible on the principle elevation from Oakridge Lane. The proposed rear extension has been designed to meet the current Building Regulations standards and will aim to exceed these. The size and scale of the proposed works would have no impact on the neighbouring or local amenity or detract from the landscape and natural beauty of the area.

We hope that the planning officer finds this agreeable and, as per application ref: 20/P/2639/FUH, is able to recommend the scheme for approval.