



# Covering Statement

Property Address:  
64 Dugdale Hill Lane,  
Potters Bar,  
EN6 2DN

Date of Issue:  
27<sup>th</sup> November 2023

On Behalf of:  
Mr Shine Thankachan

Prepared by:  
Mr Tim Rae



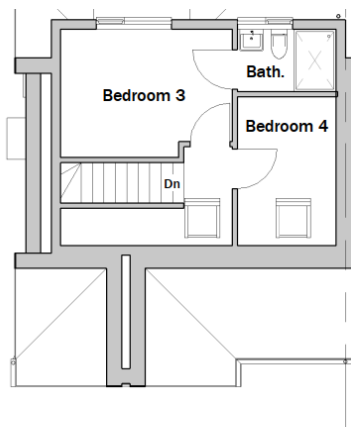
# 1.0 Introduction

The purpose of this statement is to support the Householder Planning Application at 64 Dugdale Hill Lane, Potters Bar, EN6 2DN.

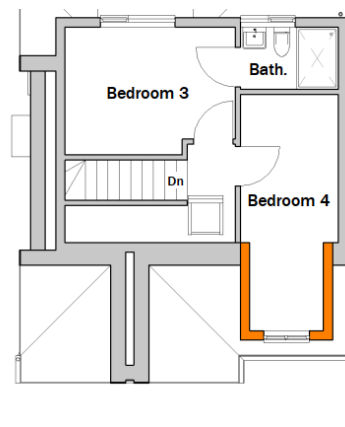
# 2.0 Application Details

This current householder planning application seeks to gain permission for a new front dormer window to be constructed.

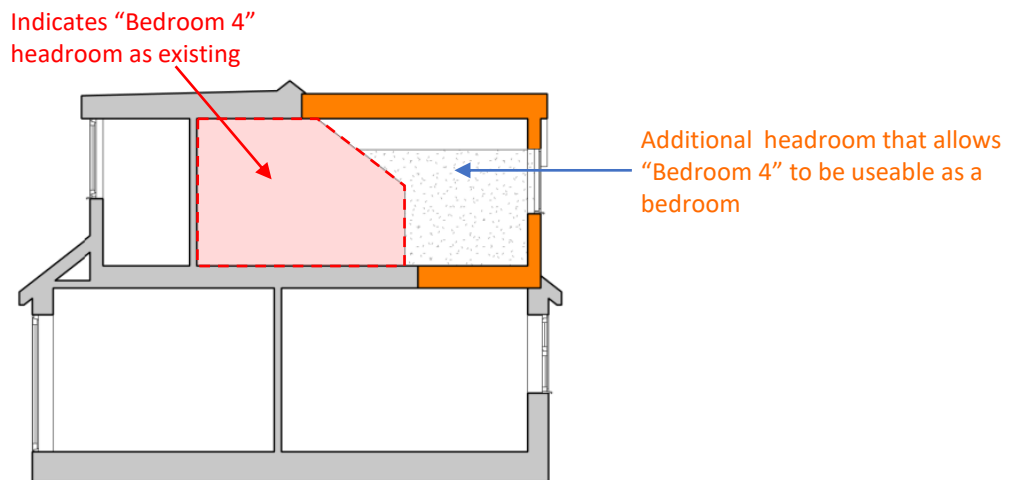
The reason the householder is seeking this addition is that it will allow the property to have two useable bedrooms at first floor level instead of the one bedroom currently. The floor plan has been set up to have two bedrooms currently, however, as can be seen from the section drawing, Bedroom 4 is not actually able to be used as a bedroom. The current layout does not allow for two useable bedrooms because the roof pitch to the front does not give adequate headroom. The options for the family as they grow are limited, in terms of adequate accommodation for the family, the cost of finding and moving to another property as they grow is now prohibitive and they have already established roots within the local community. This addition will allow the first floor to be fully utilised and allow the family to stay within the locale.



Existing First Floor Plan



Proposed First Floor Plan



Section Drawing

### 3.0 Street scene & Surroundings

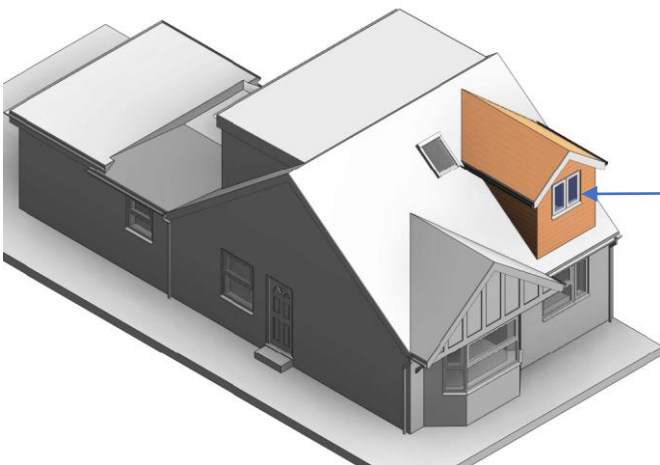
This side of Dugdale Hill Lane is predominantly made up of chalet bungalows, many starting of as bungalows and then having their lofts converted to allow for accommodation in the roof. Several properties have also had front dormer windows added, probably to try and solve the same problem that this application seeks to resolve, to give a more useable floor plan on the first floor.

Some of the front dormers have flat roofs (nos. 50, 52, 56 & 70 + others) whilst others have pitched roofs (nos. 100 & 102 + others), our proposal is to give a pitched roof that is more sympathetic to the existing gable at ground floor, it gives the best balance between aesthetically fitting into the front elevation and street scene, and providing useable floor space. A flat roofed dormer would provide a much more useable floor plan, however, may seem to be overbearing, as small dormer window would appear too small in relation to the front gable and not provide any real benefit to the floor plan.

#### Examples from Dugdale Hill Lane.



#### Proposed 64 Dugdale Hill Lane.



New proposed front dormer window.

### 4.0 Conclusion

We believe the proposed works will result in a high quality and attractive addition to the dwelling that allows for the family to live comfortably in the existing dwelling.

We would respectfully ask this proposal can have the support of the council and reasonably be granted planning permission.