

SUPPORTING PLANNING STATEMENT

Proposed Internal Alterations, Loft Conversion &
Dormer extension at
17 Craighouse Park, Edinburgh

Francesca Dymond

Version 1

November 2023



1 Introduction

This statement has been prepared on behalf Francesca Dymond in support of her application for internal and external alterations to her property.

The house is under her ownership and the proposal seeks to make internal alteration, convert the loft-space & add a new dormer to the rear. This will allow creation of an additional bedroom at the property.

2 Site & Planning Context

The site is located at 17 Craighouse park, within the Plewlands Conservation area. The area is a quiet residential area with mix of Early 20th century properties.

Many properties in the areas have had dormer extensions in a variety of styles and finishes. The most recent application granted was 11 Craighouse Park (22/01957/FUL) which included a large rear-facing dormer & 2no velux windows to the front. The neighbouring property at 15 was also granted a rear dormer in 2003 (03/01124/FUL)



Existing Property- Front view



Existing Property- Rear view



Existing Loft



Approved planning 22/01957/FUL



3 Proposal

The proposal is for internal alterations including opening up of the kitchen and living areas, and addition of a new stair to gain access to the attic space

Externally a aluminium clad dormer is proposed to the rear of the property and a single Velux window is proposed to the front.

A simple palette of dark grey aluminium, timber and single ply has been chosen, this will provide a contemporary yet sympathetic addition to the property.

We believe the changes proposed create a positive addition to the street-scape and don't detract from the character of the existing buildings.

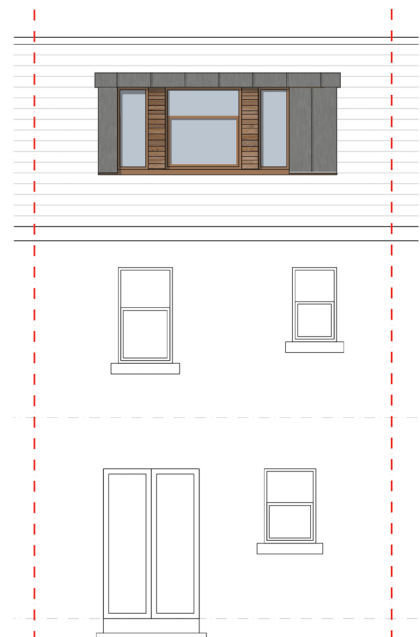


4 Conclusion

In summary the proposal put forward is for appropriate and sympathetic alterations to create a property that is more usable for the homeowner.

The materials and design put forward are in keeping with the existing property and do not adversely effect the neighbouring dwellings.

We hope that this document has provided background to the scheme, and we look forward to discussing the proposal further with you.



Proposed Rear Elevation

