



DETAILED **PLANNING**

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16th November 2023

Three Rivers District Council,

Dear Planning Department,

This application is on behalf of the applicant and the owner of the site at 38 By The Wood, WD19 5AF, for raising the ridge by 300mm to accommodate for a loft conversion with a rear dormer. Eaves to be retained and pitched roof angle to be modified. This application is also proposing to add 4 rooflights and remove the chimney breast.

The documents included are:

- Planning Form
- Planning Statement (this document)
- Drawings
- CIL Form



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## **The Existing Property**

The property is a two-storey family detached house situated By The Wood. The house is located in a quiet residential area. The property includes a loft level which is below the typical minimum requirements for conversion.

## **PRE-APPLICATION ADVICE**

Pre-application advice has been sought from Three Rivers District Council and the notice was received on 14th September 2023. Reference: 23/1325/PREAPP. This statement provides a response to the comments received.

The comments received by the council are noted below:

1. The proposed increase in ridge height by 0.3m, from 7.5m to 7.8m would not substantially increase the prominence of the host dwelling when viewed from the street scene, and would maintain the existing pattern of ridge heights reflecting the land levels within the vicinity. It is not considered that the increase in ridge height would appear unduly prominent within the streetscene of By The Wood, nor result in harm to the character and appearance of the host dwelling, street scene or wider area.

2. It is considered that the width of the dormer should be significantly reduced such that it would appear more subordinate within the rear roof slope, and the original form of the rear roof slope could still be read. It is also suggested that the windows within the rear dormer could also be reduced in width in order to further minimise the overall scale of the rear dormer window.

## **The Proposal**

We are proposing to increase the roof ridge to be raised by 300mm to accommodate a loft conversion with a rear dormer, while maintaining eaves height. Dormer cheeks to be finished with tiles to match existing and flat roof to be finished with single ply. The rear dormer design would normally be permitted development as this is within the volume allowance.

## **Reasons For Proposal**

One of the key challenges faced in this design is the low height of the current loft, making it unsuitable for immediate conversion. In response to this, we have carefully considered a small ridge height increase to correspond with neighbour ridge heights. This adjustment will ensure that the loft meets the essential minimum head height requirements, allowing for a comfortable and functional living space once the conversion is complete.

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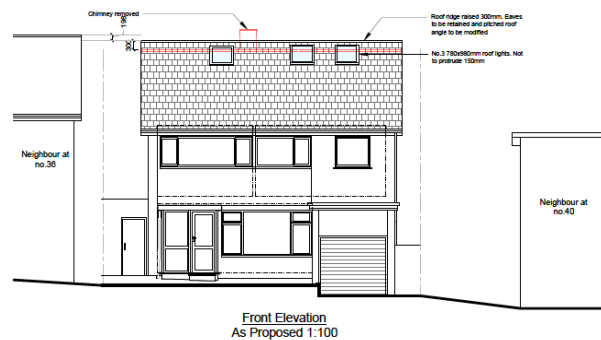
## The appearance

The proposed ridge increase has been carefully considered in the context of the neighbours. The small increase will correspond to the lower topography of the site and will not be raised beyond the height of the neighbouring ridge as shown on the plans. As number 40 is finished with a flat roof with huge disparity in appearance and height, this proposed change in height will have no further impact on the relationship of appearance than it already does. As per the pre application advice comments "It is not considered that the increase in ridge height would appear unduly prominent within the streetscene of By The Wood, nor result in harm to the character and appearance of the host dwelling, street scene or wider area".

Following the pre-application advice the rear dormer has been significantly reduced in size to show 0.8m setback from the side eaves. It is now clear that the rear dormer appears more subordinate within the rear roof slope, and the original form of the rear roof slope can still be read. The rear dormer windows have also been reduced in width in order to further minimise the overall scale of the rear dormer window.

## Impact to Neighbours

Due to this being a loft conversion with limited height increase there is thought to be little impact to neighbours. Despite the increase in ridge height of our property, the street scene will remain unaffected as the roof will still be lower than the neighbouring property at no. 36.



Additionally, it is worth noting that our property is the first of its kind on the street, with this type of housing design, as the neighbour at no. 40 features a flat-roofed detached property. Moreover, our house is uniquely positioned as the first one out of 17 homes that are aligned

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along the woodland, where the slope keeps rising the further you walk. The increase in ridge height will not disrupt the cohesiveness of the street scene, allowing for a seamless integration of the updated property within its environment.

### Previously Approved Planning Applications

It is not the first time a similar application has been approved. Most recent Application which has been approved by the council is number 21/0669/FUL at 36 Grovewood Close Chorleywood WD3 5PX. They have raised the ridge by 450mm which is 150mm more than what we are proposing.

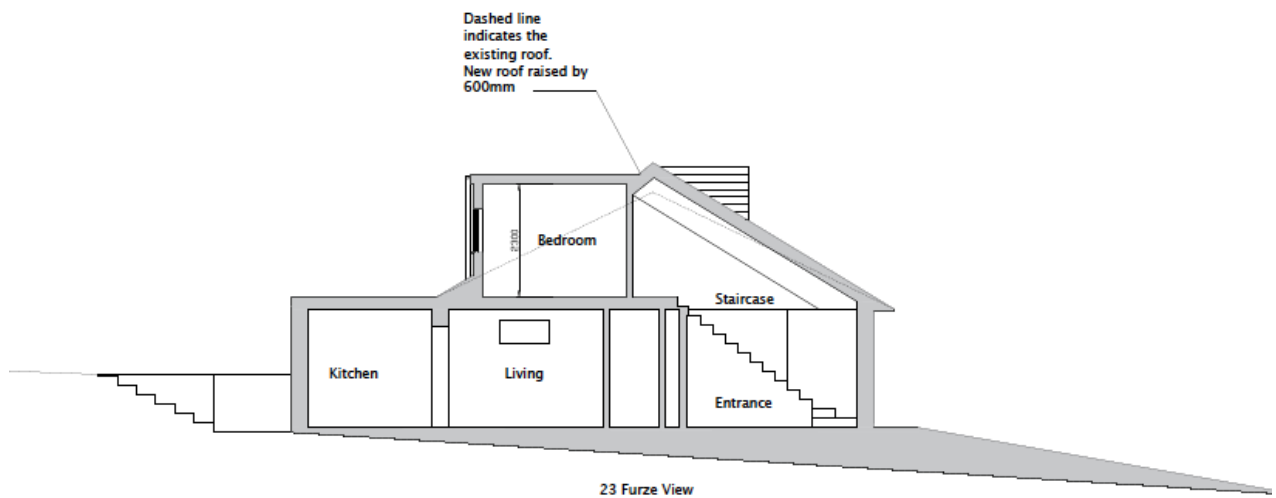


Front elevation of approved application at 36 Grovewood Close Chorleywood

Another planning application which was approved in 2019. Application number 18/0589/FUL at 21 Alva way, Carpenders Park WD19 5EE also raised the ridge height by more than a metre. This application is only 0.5 miles away from 38 By The Wood, WD19 5AF.



Another similar application which was also approved in 2020. Application number 20/0993/FUL at 23 Furze View Chorleywood WD3 5HT also raised the ridge height by 600mm which is double of what we are proposing.



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We look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,

Daniel Cieslak, BEng (Hons), ACIAT, he/him

***Architectural Technologist***

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