

Brief Planning Statement

Part single storey/part two storey rear extension and roof form alterations including two rear dormer windows and the insertion of four roof windows to front roof slope

67 Gloucester Avenue, Sidcup, DA15 7LP



Relevant planning history

95/00170/FUL - Two storey extension to side and rear incorporating garage and canopy to front elevation Room in roof space incorporating dormer extension - approved March 1995.

All approved extension works completed with the exception of the loft conversion part of the proposal, including the dormer window to the rear roof slope, which was not constructed.

95/02059/FUL - Two storey extension to side and rear incorporating garage and canopy to front elevation Room in roof space incorporating dormer extension - approved December 1995

This application appears to be for the same proposal as above but with a larger dormer window to the rear roof slope. As with the above application, all approved extension works have been completed save for the loft conversion elements, including the larger approved dormer window size.

The Proposal

Planning Permission is sought for a part single storey/part two storey rear extension and roof form alterations including two rear dormer windows and the insertion of four roof windows to front roof slope. Drawing TGA.0485.01 provides full scheme details sought for approval.

The proposed dormer window scale will match the design previously permitted under application ref 95/00170/FUL as detailed above, though with a modern finish of Zinc. Two dormer windows of this scale are proposed and have been well spaced and positioned within the rear roof slope with a generous set back from the eaves and ridge.

Alterations are proposed to the main house roof including the raising of the existing lower ridge to meet the existing upper ridge height, through the continuation of the front roof slope. This change is necessary to unlock practical habitable space within the roof area which hasn't been previously achievable within previous approved schemes. No part of the existing roof will be raised above the height of the main property ridge.

Four new roof windows are proposed to the front roof slope, providing dual aspect outlook and natural light to the loft space, and natural light over the resulting staircase.

To the first floor the two storey extension projection depth of 1870mm is maintained, and extended to meet the common boundary between 65 and 67 Gloucester Avenue. Where usually an extension of this depth so close to the boundary may result in a tunnelling effect when considering neighbouring bedroom windows, the sensitive window in this respect to number 65 Gloucester Avenue serves a bathroom and comprises obscured glazing.

To the ground floor the extension has been proposed along the common boundary with number 65 and 67. Whilst part of the extension is two storey, half of the proposal in this location is of a single storey nature to an overall depth of 3.6m, the resulting impact commonly found acceptable for a single storey rear extension.

Fenestration is altered across the resulting rear elevation at all levels to provide equally positioned/sized windows and doors serving the enlarged rear rooms.



Fig. 1 Existing rear elevation with number 69 Gloucester Avenue (left).



Fig.2 Existing rear elevation with number 65 Gloucester Avenue



Fig.2 Existing rear elevation with number 65 Gloucester Avenue indicating bathroom window referenced above