

SUPPORTING PLANNING STATEMENT

Proposed Internal Alterations, Loft Conversion &
Dormer extension at
1 Dryden Terrace, Loanhead

Caroline and Martin McGlade

Version 1

February 2024



1 Introduction

This statement has been prepared on behalf of Caroline and Martin McGlade in support of their application for internal and external alterations to her property.

The house is under joint ownership between Caroline and her brother who is aware of the application. The proposal seeks to make internal alteration, convert the loft-space & add new dormers to the side and rear. This will allow creation of an additional bedroom at the property.

2 Site & Planning Context

The site is located at 1 Dryden Terrace Loanhead, in a residential area just off the main A768 route through the village. The house is a modest two bedroom end terrace property.

Many properties in the areas have dormers including 171,173, 183 & 185 Laurie Terrace. We note there was an application at 12 Dryden terrace for a roof extension to create loft extension which was initially refused but subsequently allowed at LRB.



Existing Property- Rear view



Existing Property- Side/South view



Existing Loft



Existing Property- Front view



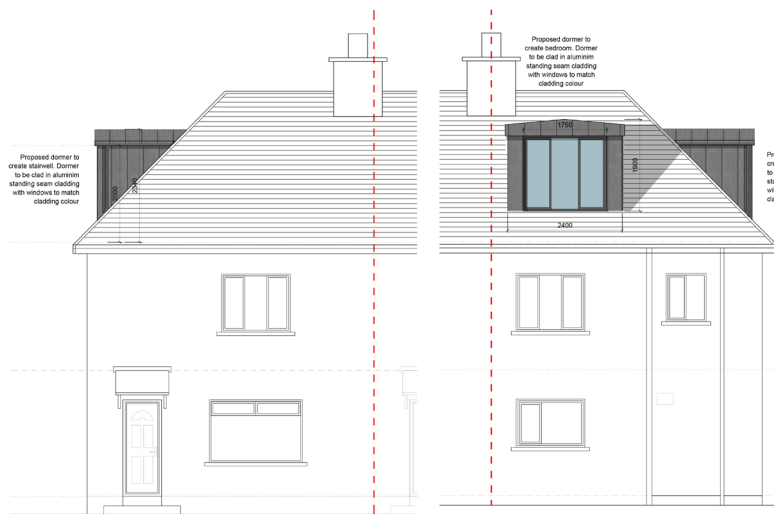
3 Proposal

The proposal is for internal alterations including a new ground floor WC and addition of a new stair to gain access to the attic space

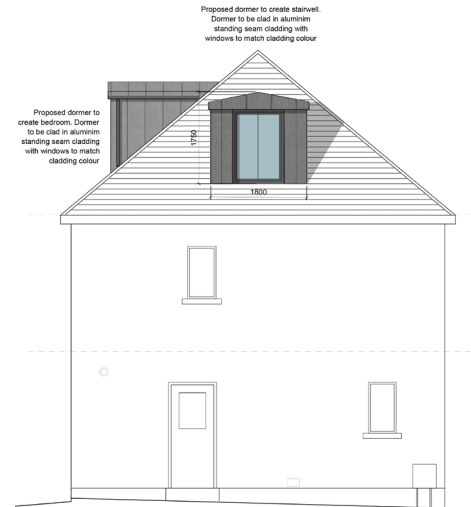
Externally an aluminium clad dormer is proposed to the rear of the property and another smaller dormer to the South gable elevation. Without these amendments the loft conversion is not viable.

A simple palette of dark grey aluminium cladding and colour matched windows is proposed

We feel that the dormers provide a novel architectural solution to the creation of additional bedroom space at the property, whilst creating a positive addition to the street-scape, that doesn't detract from the character of the existing buildings.



Proposed Elevations



4 Policy 1

(National Planning Framework 4)- Tackling the climate and nature crises

By their nature, extension and renovation projects are inherently sustainable by both allowing the property owners to reside in their home without having to move and upgrading the existing housing stock to meet the changing demands of the modern family.

Whilst all development carries an impact on the environment careful design can mitigate some of these impacts. This project aims to mitigate and address these as follows:

- **Material choices-** Materials have been chosen to tie in with the surrounding architecture and with sustainability in mind. It is proposed to use an aluminium cladding system which often has recycled content and is recyclable at the end of its lifespan. It is also durable with long life expectancy
- **Enhanced insulation-** The proposed dormer extension will be insulated to a high level to limit energy consumption and the windows have been designed to provide a balance between natural daylight and reduce heat loss. The windows chosen are a high specification with a 1.4W/k U-value. In addition upgrading the loft space will reduce heat loss from the property overall as heat is often lost through the roof of older properties.
- **15 minute living-** Research suggests that the model of 15minute living, where you can live, work and enjoy leisure activity within 15minutes is a pillar of sustainable living. By allowing the clients to live within the village of Loanhead, they benefit from access public transport links, leisure facilities, shops and amenity space both in Loanhead and in nearby

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 provides a modern addition to the existing property, which does not adversely affect 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.

