

# Adrian Lloyd

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## PLANNING STATEMENT

Mr & Mrs Parmar  
15 Thornage Close, Luton, Bedfordshire. LU2 7AT

Planning Portal reference – PP-12834403

### **INTRODUCTION :**

This statement forms part of the Certificate of Lawful Use (proposed) Application on behalf of Mr & Mrs Parmar – 15 Thornage Close, Luton. LU2 7AT

### **PROPOSAL :**

The proposal is to create two small bedrooms and a shower room at loft level.

This statement should be read in conjunction with plans number :

*2206 / 02 - 24 , Sheet 1 of 1 , revision 0*

### **EXISTING AND SURROUNDING PROPERTIES :**

The existing properties in the area are of greatly varying designs, styles and sizes and are two storey properties - with some slight variations in material colours.

### **PROPOSED DESIGN :**

The proposal is to convert the loft into two small bedrooms and a shower room by converting the side roofslope to a gable with a dormer extension to the rear roofslope and Velux rooflights to the front roofslope.

Access to the new loft room will be via a purpose-made staircase rising from the existing first floor landing area and will be contained within the side gable build up and dormer located to the rear of the property. The new staircase will be purpose made from timber / MDF to suit the new floor to floor dimension.

This new proposed dormer provides headroom for the new staircase and also serves the new shower room.

To the rear of the property, the bedroom dormer fitted with two uPVC double glazed windows. The proposal includes proprietary rooflights to the front roofslope. Once installed, these will not extend more than 150mm beyond the roof covering.

### **CONCLUSION :**

The proposal will provide an improvement of the property to provide a much-needed additional bedroom for a growing family

There will be little or no impact on neighbours due to windows complying with permitted development requirements, none of which will be side facing.

Due to the nature of the development, it will have no impact on the existing parking, nor will it effect landscaping.