

# Planning Statement

For new rear dormers, rooflights, windows, internal alterations,  
removal of lean-to and raised deck in a Conservation Area at

**17 Mount Pleasant Road, Saffron Walden**

**Ref: PS/2320**



**PREPARED BY DONALD PURKISS and ASSOCIATES LLP**

**ON BEHALF OF Mr and Mrs Marsh**

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## Introduction

17 Mount Pleasant Road is a large semi-detached Edwardian property that is set back from the road with a good size front garden. There is a detached garage to the side. The property is set within a Conservation Area. Internally there are 4/5 bedrooms. Two bedrooms are located within the loft.



*Front elevation*



*Rear elevation*



*One of the loft bedrooms in 2022.*

This application seeks consent to refurbish the loft, undertaking to improve the fabric and weather tightness of the building whilst adding two new rear facing dormer windows in the bedrooms. The existing rear dormer will be removed and rooflights and a new gable window are also proposed within the loft space.



*View from the existing rear facing dormer.*

On the ground floor it is proposed to alter some of the internal walls to open up the existing kitchen area and add a new raised deck which can be accessed out of the existing kitchen.

In the basement it is proposed to increase the size of the two front windows within the existing lightwells. It is also proposed to replace the rear basement window looking down the garden with one which is the same size and appearance.

# Proposals

## New dormers and rooflights

The existing rear facing dormer is awkwardly positioned close to the rear projecting gable and also quite high up the roof slope. It is proposed to remove this dormer and add two new, flat roof rear facing dormers, one in each bedroom, that are more centrally located within the rooms and at a lower height off the floor. The net result will be one additional dormer at the rear. Above the existing stair it is proposed to insert 2No. conservation rooflights which will add headroom as well as allowing more natural light into the top floor.

In the front gable element of the loft, it is proposed to add a small, well proportioned window utilising brick details to match the existing front elevation. Similar loft gable windows can be seen in similar sized properties along Mount Pleasant Road. Above this area of loft, it is also proposed to add two conservation rooflights in the east facing slope.

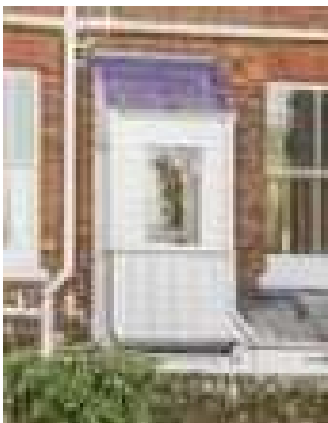
In addition to the proposed work described above, it is proposed to replace the two small existing east facing gable windows with ones which match in appearance.



*East facing gable windows to be replaced to match existing.*

## Internal alterations and ground floor deck

It is proposed to open up the existing kitchen area by removing some existing walls. These alterations allow the existing external door at the back of the hallway to be incorporated into the kitchen area. The external door currently opens into an awkward lean-to structure that is not original and out of keeping with the main house, and it is proposed to remove this to allow the external door to open up onto a new raised deck. The deck will be supported on a steel structure carefully spanning above the existing lower access to the basement.



*Existing lean-to structure to be removed to allow the back door to open onto a raised deck*

### **Basement windows at the front**

It is proposed to increase the size of the front basement windows within the existing lightwells. Effectively, the cills of both existing window openings and the base of the lightwells will be lowered to allow more natural light into the basement. Neither window can be seen on the front elevation, so this proposal makes no visual change externally.

## **Design**

The new dormers are traditional in their appearance with lead roll flat roofs and sympathetic to the age of the property. The front window has been designed to be in proportion with the fenestration on the front elevation. The raised deck is a simple platform that spans over a lowered area supported on new steel posts that sit on the garden side of the existing brick wall. The railings to the deck would be simple metal balusters with a short return privacy screen on the western edge. Access to the deck from the garden would utilise the existing steps from the lean-to which is being removed.

### **Use**

The building will continue being used as a private residential dwelling.

### **Amount**

The proposed works do not affect the size of the property.

### **Building form & scale**

The building form and scale is not affected by the proposals.

### **Materials and appearance**

The dormers would have rendered cheeks with painted timber window frames beneath a lead flat roof. The deck would be a steel structure supporting timber decking boards with metal railings.

## **Impact on the Conservation Area**

The dormers and raised deck are at the rear of the property and won't be visible from the public realm. The window in the front gable is small and sits comfortably above the existing first floor window. The two new rooflights at the front are in the side roof slope of the forward projecting gable and are from a conservation range. The impact on the Conservation Area will be minimal.