

263 SELBOURNE ROAD
LUTON
LU4 8PF

PLANNING STATEMENT

Simple-Build Ltd
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The proposal is for a full width rear dormer extension along with a roof window to the front elevation roof slope.

The proposal seeks to maximise the loft conversion by way of extending with a full width dormer.

This will provide the family household with a much needed additional bedroom and shower room.

There are numerous similar developments within the local area, albeit not regularised, however, this form of development is currently under consultation to be part of the general permitted development order.

The full width rear dormer will not have a significant impact to the landscape or appearance of the surrounding area, given the siting of the existing property. The property is adjacent to a garage/workshop so no impact will be felt to the adjoining property. The other adjacent property is a residential dwelling house which also benefits from a rear dormer extension. To the rear of the property is a series of industrial warehouses.

The property has a long planning history, of which, this proposal seeks to maximise the property whilst being a final addition suitable for a large family. This addition will benefit the current family, as well as long term occupants of the home.

The development will be implemented with high quality materials and a high quality finish to improve the quality of the home.

The property currently benefits from good public transport accessibility levels, with the nearest train station being only 22 minutes walking distance, or a 6-minute cycle away. The property currently benefits from a large front drive which accommodates 2 motor vehicle parking provisions. This will be retained for the lifetime of the property and is sufficient for the property requirements. Should any additional modes of transport be required, the applicant would be happy to implement a cycle storage shed within the rear garden to accommodate 2 cycles for the lifetime of the development.

Building regulations approval and consents will be implemented with the local authority subject to satisfactory planning approval.

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About us

We have over 5 years in business offering professional consulting services to the construction industry. Our projects cover small-scale residential alterations, through to large scale commercial developments.

Our in-house expertise covers surveys, designs, supervision, and commissioning of buildings.

We have building control principal designer capabilities, to ensure every project complies with the relevant regulations and legislation.

Architectural
Planning Applications
Permitted Development
Interior Design
AI Rendering
3D Model

CDM, H&S, BSR
Principal Designer
Temporary Works Co-ordinator
Building Safety Act

Engineering
Structural
Geotechnical
Fire
Basement
Drone Survey

Services

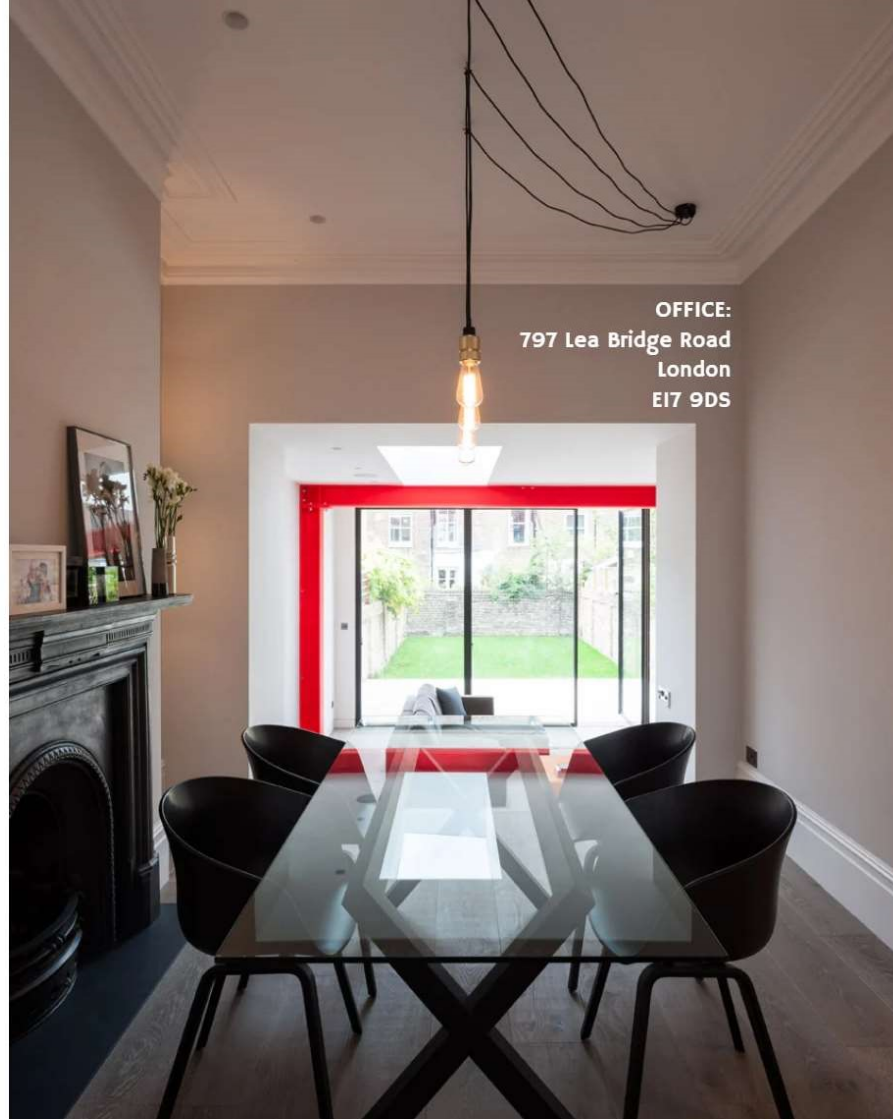


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Our team



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