

Project: Loft Conversion and Extension 109 Sunnymead Drive, WaterlooVille

1. Application Description

To add a rear extension to an existing bungalow, and also undertake a double ended hip to gable loft conversion with new flat roof dormers to both sides

2. Context

The property is detached and one of a large number of single storey dwellings in a post war housing development to the North of WaterlooVille Town centre.

A significant number of the surrounding house types, including an immediate neighbour to the application site, have converted their loft spaces.

All of the surrounding loft conversions incorporate flat roof dormers, and a many of these are located on the front and rear of the buildings in question.

3. Proposals

The height available in the existing roof space is constrained.

Recent changes to Part L of the building regulations (2022) have once again increased the depth of insulation required in loft conversion projects putting further pressure on their feasibility in such situations.

It is therefore proposed to raise the eaves level of the bungalow by 5 courses of bricks (375mm) in order to relieve the pressure on the internal ceiling height available at converted loft level.

Increasing the eaves height will also have the effect of reducing the massing of the visible dormer structures and improving the overall aesthetic of the design.

4. Potential Impact of Proposals

The potential impact of the scheme upon the immediate neighbours and the street scene has been assessed during the development of the design.

The nearest property, at 107 Sunnymead Drive, benefits from three windows on the flank elevation facing the application site and the effect of raising the the eaves height of the neighbouring building needs to be considered.

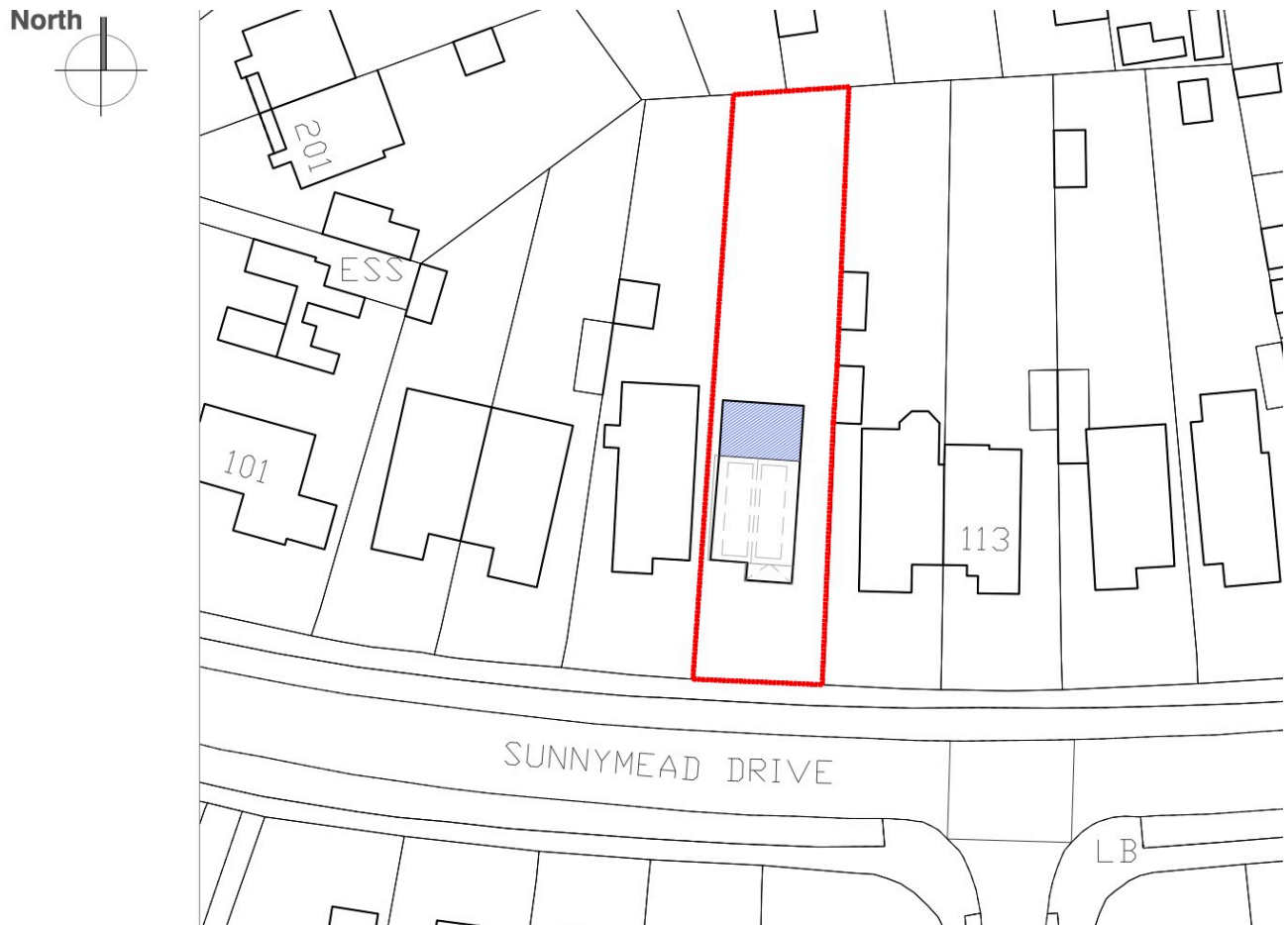
One of the windows serves a bathroom, is large in size and is opaque glazed. The other two windows are smaller and both serve a room which also benefits from a large area of glazing located on another elevation.

Given the particular context of these windows, we consider that the effect of the works proposed is not unduly significant and unreasonable.

With regard to the street scene, although the ridge height is proposed to be raised, it would still be no higher than other larger house types in the immediate vicinity.

As noted in section 3 (above), this design approach will also have the benefit of reducing the proposed dormer massing and produces a more attractive overall design.

5. Proposed Site Plan



6. Site Photographs





