

Design and Access Statement

30 Warfield Crescent

Context

The property is centrally located in Warfield Crescent, with the Crescent comprising a mixture of Chalet style bungalows and two storey detached housing. The local Vernacular of the immediate area is of mixed style comprising dwellings of varying sizes and styles.

There are numerous examples of properties within the Crescent that contain clear glazed openable roof lights to both Chalet style bungalows and detached houses.

30 Warfield Crescent is a two storey detached house being built in 1955 using traditional cavity brick construction under a clay tile catslide style roof.

The neighbouring property to the Western side is a single storey bungalow, No.28 Warfield Crescent.

In September 2014 planning permission was granted under application APP/14/00781 for alterations and extension to the property that included a 2 storey rear extension, alterations to the external facades of the building and internal re-configuration.

Under application APP/14/00781 permission was granted for the insertion of a glazed open able window in the pre-existing loft space, together with obscure and clear glazed, openable roof lights to the west roof elevation at 1st floor level.

Building works started in May 2015 and were practically complete in January 2016.

Proposal

This application relates solely to 2no. roof lights positioned on the western roof slope to the loft space of the property.

Aim

The aim of the roof lights is to provide additional natural light to the loft space and background ventilation.

Layout

The layout of the property is unaffected by the proposals. Access to the loft space is only possible by a pre-existing open staircase located within Bedroom 3.

The accessible loft space is only located in the original roof space to the northern most end of the property. No additional loft space has been created by the extension due to the ceiling to Bedroom 1 being vaulted.

The roof lights have been positioned as high as is practically possible in the roof slope in order to remove potential for overlooking of neighbouring properties, whilst maintaining the structural integrity of the roof and allowing for the installation of insulation.

Permitted development criteria allow the insertion of roof lights without planning permission at a height of 1700mm above floor level. The northern most roof light is positioned at 1623mm above floor level. Whilst this is below permitted development

criteria the difference is considered so minimal that it has no impact on potential overlooking and is considered non-material.

As stated in the 'Metric Handbook, Planning and Design Data, 5th Edition' the 50th percentile eye height for a male between the ages of 19-65 is 1650mm. Figures 3 and 4 in Appendix A show photos of the view from the northern most rooflight with the camera lens set to a height of 1650mm. These photos clearly demonstrate that no detrimental overlooking occurs.

The southern most roof light is positioned directly over the opening to the staircase that leads from bedroom 3 to the loft. This therefore means that it is physically impossible to position oneself so as to achieve any views from the roof light.

Scale

The 2no. roof lights have been chosen to minimise the impact to the street scene and prevent overlooking. Each roof light measures 490mm x 720mm, being the smallest roof light Velux currently supply.

Use

The loft space is classified as a non-habitable room under both planning and building regulation classification being accessed solely from bedroom 3. The use of the room is storage and remains unchanged from it's usage prior to APP/14/00781.

Landscaping

N/A

Appearance

The 2no. roof lights are clear glazed, openable, timber Velux rooflights with a grey external finish and timber internal finish.

Access

No changes to the access are proposed.

Biodiversity

Not applicable to the proposal.

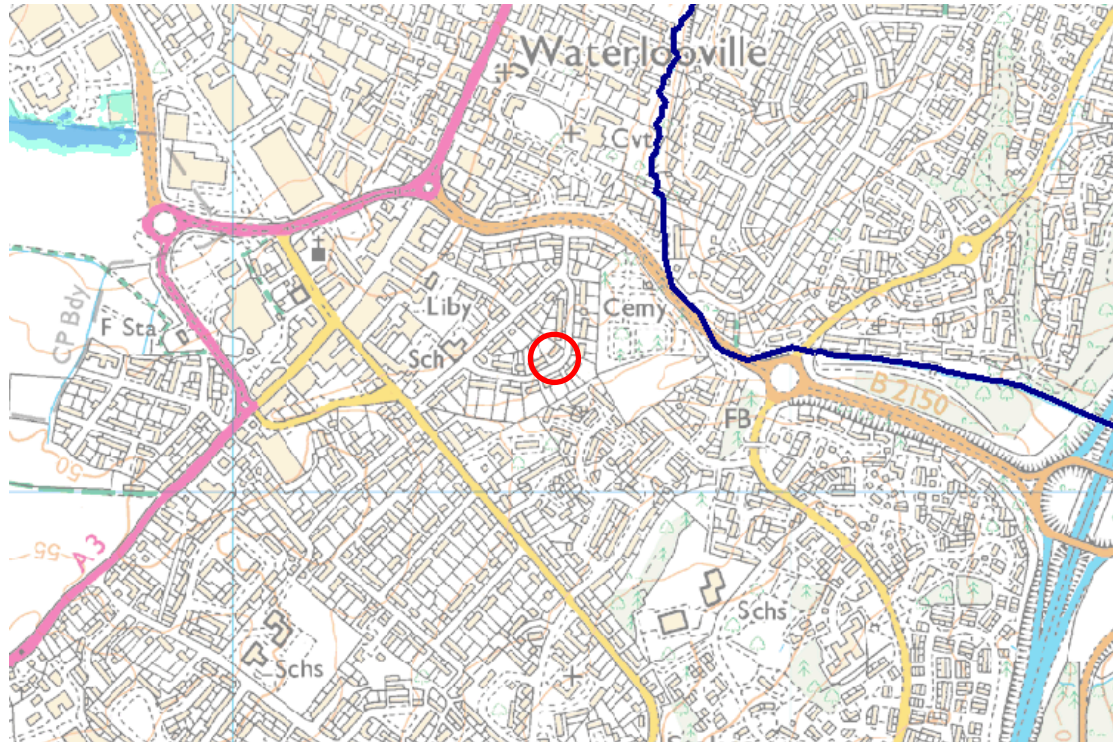
Foul sewerage and utilities assessment

Not applicable to the proposal.

Tree implications

No trees are affected by the development.

Flood risk assessment



The property is located outside of a flood zone. The proposal has no impact on risk of flooding.

Conclusion

It is considered that the roof lights by virtue of their location in a non-habitable room, scale and position in the roof slope minimise any potential for overlooking of neighbouring properties.

Given that the precedent of clear glazed openable roof lights to the Western roof slope has already been established by being approved under APP/14/00781 combined with the numerous other examples of clear glazed openable roof lights within Warfield Crescent we hope that the proposals are satisfactory to gain favourable officer support.

Appendix A - Photographs



Fig. 1 - View looking to towards West Elevation



Fig. 2 – Internal view of room showing position of roof lights and staircase

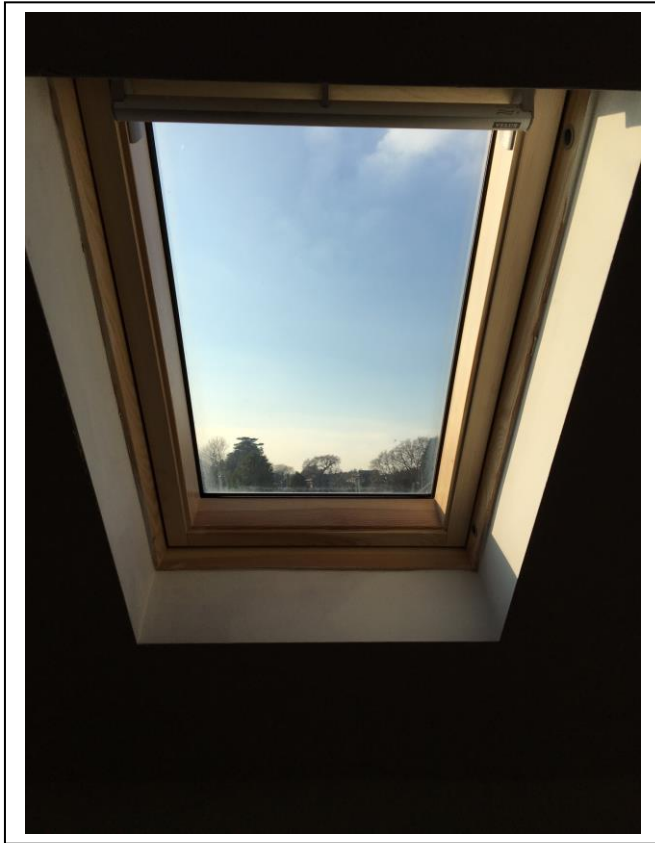


Fig. 3 – View from northern most roof light at a height of 1650mm

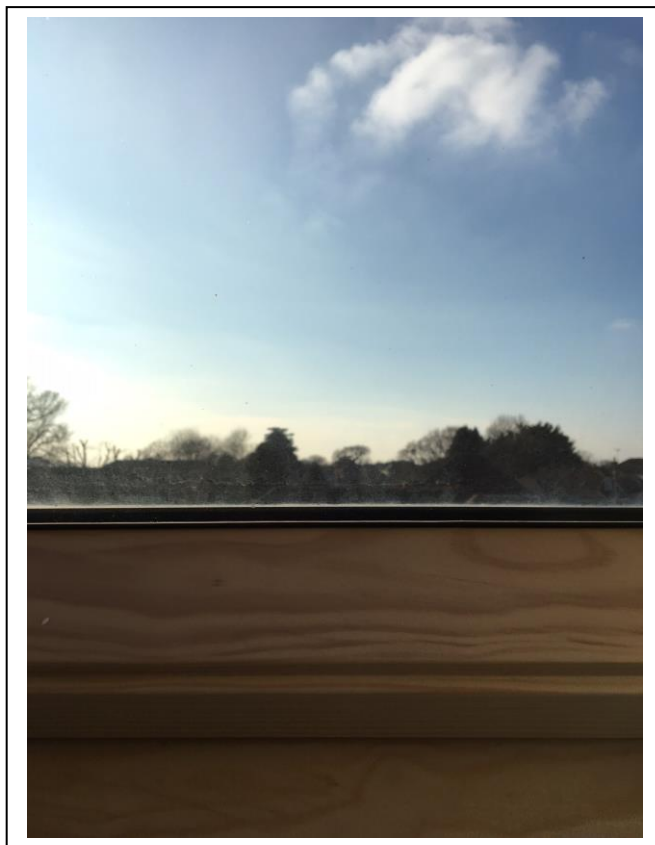


Fig. 4 – View from northern most roof light, adjacent to opening at a height of 1650mm