PERMIT

**Household Planning Application**

15 Park Crescent
Emsworth
Hampshire
PO10 7NT

Applicant: Mr James Hoar

# Design and Access Statement

## 1.0 Design Principles

To provide additional accommodation in the existing roof void and 3no. new dormers. [2 to front pitch & 1 to rear]

## 2.0 The Design Solution

### Amount

The site is currently occupied by a single dwelling. Internal
Area is currently 100.6m.sq.
The footprint of all dormers proposed is 8m.sq.

### Layout

As illustrated on plans etc.

### Scale

The scale of the building will not change – the dormers are in keeping with the property and not over bearing.

### Landscaping

Retained as existing.

### Appearance

The new roof material will match existing clay tiles. UPVC Windows to match existing with velux windows for loft conversion.

### Use

The proposed use of the scheme is to create more domestic accommodation.

### Access

The access into the site will remain as existing.

## Sustainability

The development will be built from sustainable sources using local materials and labour sourced locally.

Proposals and Permitted development rights.
We would like to highlight the following:

- Loft conversions fall under the category of Class B.
- No part of the works exceeds the original roof height.
- The rear dormer does not extend beyond the plane of the roof on the principle elevation. The two front dormers do – as such we need permission because of the front dormer.
- The rear dormer is to a bathroom and is obscure glazed and all lights below 1700mm are fixed shut.
- The cubic content of the new sections of roof [i.e. the dormers] are below 50m.3.
- There are not raised platforms.
- The site is not in a national park, or conservation area.
- The materials are the same/ similar to the existing dwelling.
- There will be at least 200mm between the foot of the dormers and the eaves. [Unless for structural purposes.]
- The Velux windows will not be higher than 150mm from the roof plane.





