TUK SURVEYORS LTD

CHARTERED BUILDING SURVEYORS AND ARCHITECTURAL DESIGNERS

TUK ARCHITECTURE

PLANNING STATEMENT

SITE : 43 BROADSTONES, MONKTON FARLEIGH, BA15 2QA

PROPOSED DEVELOPMENT: FRONT DORMER WINDOW

PROPOSAL
Construction of new large dormer window to front elevation to create additional bedroom space and additional ensuite, with alterations to the ground floor that include and new porch.

REQUIRMENT
Applicants objective is to create a much needed additional bedroom now that their children have become older. They have considered moving, however as the two youngest are settled in the local school. It would be detrimental for them to change school at this time.

DESIGN
Modern yet contemporary design that combines the recent rear extension design with that of the adjoining properties existing dormer window (Picture below). Small first floor extension to minimise the effect on the surrounding built environment whilst maximising internal habitable space for the occupants.





SALE AND MASS
Proposed development is subservient in terms of scale and mass. The applicant has considered changing the height of the complete roof under GPDO Class AA but wants a more sensitive design. The development does not pass the front building line of the property nor does it exceed the existing ridge height.

ACCESS
Access to site will not change.
Access into the property will be through a new front door that forms a new porch, in front of the existing front door.

MATERIALS
Construction of new masonry walls will be from reconstituted stone to match the existing. Extended section of pitched roof to have concrete tiles to match existing. Windows and doors to be changes to Anthracite grey UPVC.
New dormer window to have lead effect metal roofing with cedar vertical cladding.

PLANNING HISTORY
Planning application 17/07292/CLP

SUMMARY

- **Proposed development is proportionate in terms of scale and mass**
- **Design is in keeping with the surrounding built environment**
- **Subservient extension**
- **Utilises existing buildings floor space to create much need additional habitable space for the occupants**