PLANNING STATEMENT

46 The Mount

Proposed Garage Conversion , Single Storey Front Extension, Proposed Loft Conversion with Roof Alteration, raising of Ridge Height , Proposed Front and Rear Dormers

1.0 Overview:

The application site is a semi-detached property, which is sited on the northern side of The Mount. There are existing single storey side garage/extensions, rear additions and rear dormer on site.

The properties along The Mount vary in style, character and appearance, mixed of one and two storey semi-detached and detached properties.
It should also be acknowledged that the building form including roof extensions vary in bulk, massing, character and appearance mixed of hip-to gable, front and rear dormers or the roof form has changed in the street. Plus, front building lines and front/side projections/extensions vary in bulk and mass with pitched and flat roofs.

The property is not a listed building, is not located within a conservation area and is not the subject of any articles.

2.0 Planning History:

P0899.26 - Proposed single storey front and side extension including part rear extension behind the garage and roof alteration and proposed outbuilding at the rear with pitched roof to be used as gym/playroom and storage – Approved 05.10.2026

Y0165.26 Single storey rear extension with an overall depth of 8m, a maximum height of 2.80m, and an eaves height of 2.80m. (PRIOR APPROVAL) Pr App Not Req'd 13-08-2026

D0281.26 Certificate of lawfulness for a hip to gable loft conversion with rear dormer, roof lights to front and gable windows PP not required 28-08-2026

P0132.93 - Garage extension to side/front . (Revised plans received 8/4/93) Apprv with cons 10-05-1993

3.0 Location and use of the building:

The application site is a detached bungalow with side garage and rear conservatory.

The property is located in the residential area of The Mount. The Street scene on the Mount is set by property of different designs and varied heights with a mixture of Bunglows, Chalet style conversions and two storey houses.
The application site has a extensive rear garden.

4.0 Proposal and Design

This pre application advice is submitted for - Proposed Garage Conversion , Single Storey Front Extension, Proposed Loft Conversion with Roof Alteration, raising of Ridge Height , Proposed Front and Rear Dormers

The proposal in relation to ground floor front extension and infill extension behind the existing garage follows the approved design P0899.26.

The proposal also involves the roof re-design for Loft Conversion with two storey element featured towards the left side of boundary (towards No 48 The Mount) and Bungalow style towards the boundary of No 44.

A raised ridge is proposed with a in height by approx 70cm with a hipped roof and crown roof which is set down with ridge tile surround, but retaining the pitched roof design. To the rear a flat roofed dormer is proposed which is set down from the ridge, the proposal would form a subservient addition within the roof form. The proposal also incorporates two front dormers

As No 48 The mount property is on higher level due to the road layout and they way property sits in an angle in relation to No 46 , there is adequate separation distance between the two properties which is 2.5m towards the front and goes wider towards the rear by 6.5m.

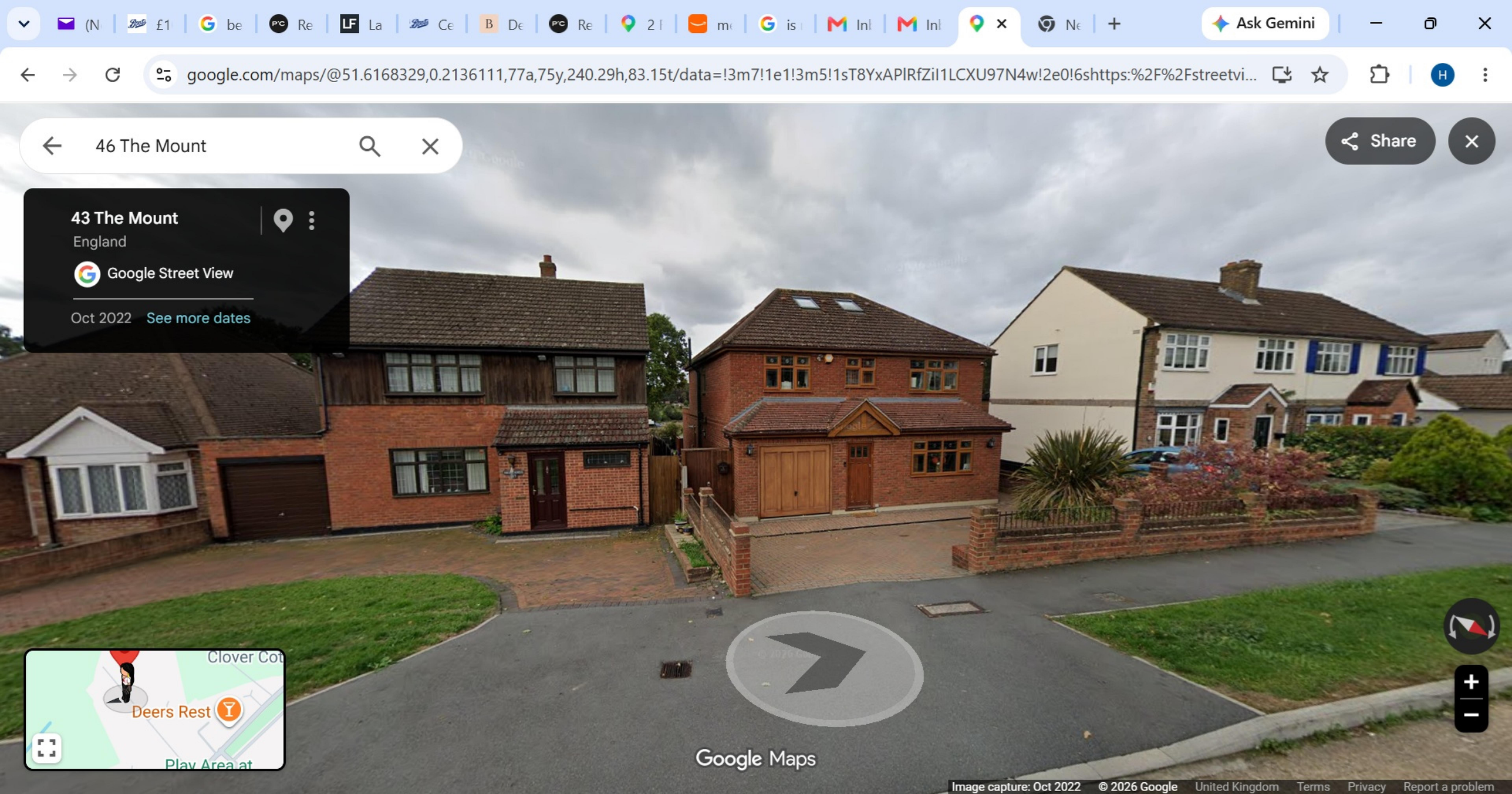
There are many examples on the The mount with varied roof heights and angles – I have attached few photos of varied properties.

Thank you.


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44


46 The Mount
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