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PLANNING STATEMENT

Create a front dormer in the loft area

35 Heather Drive RM1 4SP

Site Address:	35 Heather Drive RM1 4SP
Local Planning Authority:	Havering Borough Council
Description of Development:	Create a front dormer in the loft area
Document Status:	Final
Prepared For:	Submission to Havering Borough Council, Development Management

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1. Introduction and Purpose

This Statement has been prepared in support of a planning application for a constructing two front dormer at the dwelling known as 35 Heather Drive RM1 4SP. The purpose of the proposal is to provide additional natural light and improve the usability of the existing loft accommodation through the introduction of two modest dormer windows facing the highway.

Pre-application advice was obtained from the London Borough of Havering under reference W0254.26. The Council confirmed that the principle of front dormers is acceptable, subject to compliance with the guidance contained within Section 8 of the Havering Residential Extensions and Alterations Supplementary Planning Document (SPD). The proposal has been designed with specific regard to this advice.

The officer also stated that the hip-to-gable extension and rear dormer must be substantially completed, including the installation of windows and making the roof watertight, before the front dormer application can be approved. Please note that the work has been substantially been completed. Please refer to the photos below.

2. Site Location & Access

The property occupies a prominent residential plot on Heather Drive. The existing dwelling is a semi- detached house.

The extension aims to provide a window to the front room at the loft area.

3. Design Principle

The application site is firmly situated in an established residential area. The existing property is a single-storey building. The proposal would be an extension to the existing house.

The proposal comprises of:

- 2 Front dormers at the loft level.

The design has been carefully considered having regard to the Council's Residential Extensions and Alterations Supplementary Planning Document (SPD) and, in particular, the Council's guidance relating to front roof extensions and dormers.

The front dormer is a common feature on Heather Drive.

The design has been carefully developed to remain subordinate to the existing dwelling and to complement its proportions and architectural character.

4. Appearance and Materials

The extension will integrate seamlessly with the host building and will not appear as an incongruous addition. The proposed roof plan demonstrates a modest addition without excessive bulk.

The proposed extensions will utilise materials that closely match the existing dwelling. This will ensure that the development integrates successfully with the host property and maintains a cohesive appearance within the street scene. The front dormer is a common feature on Heather Drive.

The SPD advises that, where front dormers are considered acceptable, they should be appropriately proportioned, should not cause harm to the original dwelling or street scene, and that the width of an individual dormer should not exceed 1.2m. The SPD also identifies that where a larger window area is required on a highway-facing elevation, two smaller dormers with pitched roofs should be provided, suitably spaced apart, to minimise their apparent bulk.

The proposal has been specifically designed to follow these principles. Rather than introducing one large dormer, the required additional window area is divided into **two separate, smaller dormers**, each having a width of **1.2m**. The dormers will therefore read as two modest additions to the roof rather than as one continuous or dominant structure.

The combined width of the two dormers is 2.4m, which remains below half the width of the existing roof. This accords with the SPD's guidance that the combined width of dormers facing the highway should not exceed half the width of the existing roof.

Furthermore, the dormers are appropriately separated and will incorporate pitched roof forms set at right angles to the main roof, reflecting the form specifically preferred by the Council's guidance. This avoids the introduction of a wide, flat-roofed structure which could appear visually dominant when viewed from the highway.

5. Impact on Character and Streetscene

The design is consequently considered to represent a subordinate and proportionate addition to the existing dwelling, while providing the required natural light at loft level.

The use of two smaller dormers rather than a single wide dormer reduces the apparent mass of the proposal and maintains a greater proportion of the existing roof slope between and around the additions. Their modest scale, separation and pitched roof form ensure that they do not read as a single large intervention within the front roof plane.

It would not result in an unacceptable visual impact upon the established residential street scene.

6. Residential Amenity

The proposal has been carefully considered in relation to neighbouring properties. There is no unacceptable loss of daylight, sunlight, or outlook. The extension does not result in overbearing impact or loss of privacy or overlooking.

The proposed extension should not have an impact on the amenity enjoyed by any neighbouring occupants while providing the required natural light at loft level of the dwelling inn question.

7. Access

The proposal of two new front dormer relate solely to alterations and extensions to an existing private dwelling.

Existing pedestrian and vehicular access arrangements to the site will remain unchanged. Safe and convenient access to the property will continue to be provided.

8. Conclusion

The proposal is therefore considered to represent a subordinate, appropriately proportioned and visually sympathetic roof alteration which would provide additional natural light to the loft accommodation without causing unacceptable harm to the character of the dwelling, the wider street scene or neighbouring residential amenity.

The design has been prepared with specific regard to the Council's pre-application advice and the relevant provisions of the Havering Residential Extensions and Alterations SPD. The dormers have been designed to comply with the guidance on individual width, height-to-width proportions, combined width, spacing and pitched roof form, subject to the submitted drawings.

The proposal represents a proportionate and visually sympathetic alteration that will improve the natural lighting and usability of the loft accommodation without causing unacceptable harm to the character of the host dwelling, the surrounding streetscene or neighbouring residential amenity.

In view of the Council's positive pre-application response and the measures incorporated into the design, the applicant respectfully requests that planning permission be granted.

9. Site Photograph



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