PLANNING STATEMENT

Mr & Mrs Panteli
11 York Close, Godmanchester, Huntingdon, Cambridgeshire. PE29 2EB

Reference : 25 / 01057 / CLPD

INTRODUCTION :
This statement forms part of the Certificate of Lawful Use (proposed) Application on behalf of Mr & Mrs Panteli, 11 York Close, Godmanchester. PE29 2EB

PROPOSAL :
The proposal is to create a bedroom with ensuite shower room at loft level.
This statement should be read in conjunction with plans :

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EXISTING AND SURROUNDING PROPERTIES :
The existing properties in the area are generally similar in design with some variations in material colours and have extensions and alterations of varying size and design.

PROPOSED DESIGN :
The proposal is to convert the loft into a bedroom with an ensuite shower room by adding a dormer extension to the rear roofslope and Velux rooflights to the front roofslope.
Access to the new loft room will be via a purpose-made staircase rising from the existing first floor landing area and will be contained within the existing side gable and rear dormer.
To the rear of the property, the dormer is fitted with Juliette balcony.
The proposal includes proprietary *Velux* rooflights to the front roofslope. Once installed, these will not extend more than 150mm beyond the roof covering.

CONCLUSION :
The proposal will provide an improvement of the property to provide a much-needed additional bedroom for the family.
There will be little or no impact on neighbours due to windows complying with permitted development requirements, none of which will be side facing.
Due to the nature of the development, it will have no impact on the existing parking, nor will it effect landscaping.
The proposal will not extend above the highest part of the existing ridge, it will not protrude beyond the principle elevation fronting a highway, materials used will match the existing roof covering as closely as possible in colour and texture and it will not exceed 50m^3 in volume.