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PLANNING STATEMENT

**Proposed Loft Conversion and Installation of
Flat Roof Dormer to Rear Elevation. 16 Groby
Road Ratby. LE6 9LJ.**

This Planning Statement is submitted in support of a Certificate of Lawful Development Application for the conversion of the roof space and the installation of a flat roof dormer to the rear elevation at 16 Groby Road Ratby.

Planning Statement

1.0 Context Appraisal

- 1.1 **Assessment:-** The property is a detached dwelling located on the southern side of Groby Road to the north of the settlement of Ratby. It stands in a row of individually designed dwellings which appear to date from various periods of the 20th century. The host dwelling appears to date from the 1920's/30's and has received some extended outbuildings and garages to the front left side of the dwelling.

The property is a distinctive dwelling with a high pitched roof. The external walls are faced with brick at low level with render above. All windows are non-original white UPVC.

- 1.2 **Involvement:-** This is a private development but we are willing to hold discussions with other interested parties such as the statutory authorities, highways etc...
- 1.3 **Evaluation** – It is considered that the proposed loft conversion will not materially harm the amenity of any of the adjacent properties. Materials will match those of the host dwelling.
- 1.4 **Design** – It is proposed to convert the extant loft space and add a rear facing dormer in line with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015, SCHEDULE 2 Permitted development rights. **PART 1** Development within the curtilage of a dwelling house. Class B – additions etc to the roof of a dwelling house

2.0 Design Component

- 2.1 **Amount:-** The proposal is to convert the extant loft conversion and add a rear facing dormer to provide better accommodation in the loft and to facilitate the access via the existing landing.
- 2.2 **Use:-** As above.
- 2.3 **Layout** – determined by the best use of the available land.
- 2.4 **Scale** – No changes to existing situation.
- 2.5 **Landscaping** – No changes to the existing situation.
- 2.6 **Appearance** – Inclusion of a flat roof dormer to the rear elevation roof slope.
- 3.0 **Access**

- 3.1 **Physical links** – the property is located close to the centre of the settlement of Ratby.
- 3.2 **Inclusion** – No change to existing situation.

4.0 Others

- 4.1 **Crime prevention measures** – No change to the current situation.
- 4.2 **Pollution and Ecology** – The property will incorporate environmentally friendly features where possible and will conform to the requirements of the Building Regulations.

5.0 Listed Buildings

- 5.1 The dwelling is not listed and the site does not lie within a conservation area.