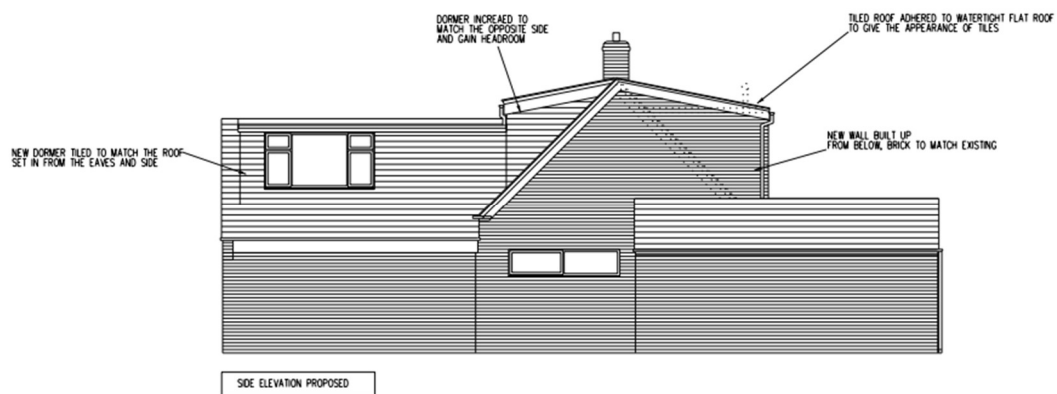




Number 7 and 5 have identical dormers to the one that we are proposing. This is clearly a prevailing feature of the gabled properties of the street, on this side of the road.

Above is a picture of the proposed side dormer, which as can be seen, matches the existing on the street.

9 Green Lane, Stapleton

Planning approval was received for extensions and alterations to the above address on xxx.

As a part of the planning process the proposed side dormer was removed. We are now reapplying for the proposed side dormer.

This dormer matches the other dwellings on the street, so is entirely in keeping. It is set in from the sides and back from the eaves to replicate exactly the other properties on the street.

Hinkley and Bosworth Planning 'Good design guide' states-

(P46-)

'Dormer windows, which allow for additional headroom within roof-spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building and on neighbours' amenity and should reflect the window pattern of the dwelling'.

*'Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. **Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context**'.*



The above is a photograph of number 9 Green Lane to the right and number 7 to the left, with a side dormer.

Number 7 and 5 have identical dormers to the one that we are proposing. This is clearly a prevailing feature of the gabled properties of the street, on this side of the road.

Many of the other properties on this street have dormers to the front.