

## SUPPORTING STATEMENT

### HOUSEHOLDER APPLICATION

1 HAWTHORN CLOSE

YORK

LANGHO

BB6 8DZ

OCTOBER 2017

## **1.0 Introduction**

- 1.1 This application is made by Lea Hough & Co, acting as agents on behalf of the landowner, Mr and Mrs Dobson of 1 Hawthorn Close, York, Langho, BB6 8DZ.
- 1.2 The submission is for the replacement of an existing dormer to the side elevation of the applicant's property with a new, larger dormer feature.
- 1.3 The intention of the statement is provide a brief summary of the proposals.

## **2.0 Planning History**

- 2.1 There is no relevant planning history related to the property.

## **3.0 Site Description**

- 3.1 The site is situated off Hawthorn Close, in York Village, Langho. The subject property, a four bedroom detached house, is elevated from the roadside.
- 3.2 The property forms part of a cul-de-sac of similar detached dwellings that appear to be of 1960-1970s origin. The majority of the houses on the eastern side of Hawthorn Close include dormer features in the roof and the proposal seeks to remove the existing dormer and replace with a very similar structure.
- 3.3 The dwelling is situated on a large plot, such that consequently the impact of the proposal on the properties to the front or rear is minimal, if indeed discernible. The proposal seeks to mitigate any impact on the adjacent dwelling, 2 Hawthorn Close, and the measures taken to achieve this are detailed later.

## **4.0 Proposal**

- 4.1 The existing dormer provides floor space for three of the four bedrooms in the subject property. Each of these three bedrooms has a window facing out from the dormer, two of which are the only windows available to the subject bedrooms.
- 4.2 The proposal is to replace the current dormer, the quality of which has diminished, with an extended feature that provides additional space at first floor level.
- 4.3 The new dormer would extend approximately 4m from the roof field, which is c 1m further than the current structure. The overall height of the dormer would remain the same.
- 4.4 The new dormer would include the following changes:
  - Bedroom 1 would provide for an en-suite bathroom and dressing area.
  - The existing window to Bedroom 1 would be reduced in size and would be higher (in relation to eaves level) than the current window.

- The existing window to Bedroom 2 would be reduced in size and the pane would be obscure glazing.
- The window to Bedroom 3 would be relocated to the rear (easterly) elevation.

4.5 The walls of the dormer would be finished with white K-Render. The new window frames would be grey.

4.6 The proposal seeks to minimise the impact on 2 Hawthorn Close by balancing the extension of the dormer with a number of changes that should improve the privacy of the neighbouring dwelling, including:

- the use of obscured glazing on appropriate windows.
- the relocation of the window to Bedroom 3 to the eastern elevation.
- the changes in size and position of the windows to Bedroom 1 and 2.

4.7 The effect of these changes is to ensure that the proposals accord with the requirements of Building Regulations and the potential for over-looking is significantly reduced.

## **5.0 Conclusion**

5.1 The application is for the replacement of an existing dormer with a new structure that is better quality and provides for improved living space to the subject property.

5.2 The extension of the dormer is relatively modest and all efforts have been made to minimise any impact on adjacent properties.