



DESIGN & ACCESS STATEMENT

November 2022.

PROPOSED CONVERSION OF ROOF TO PROVIDE ADDITIONAL BEDROOM AND SHOWER-ROOM AND GENERAL WORKS OF UPGRADING, 2 WARREN VIEW SHORNE DA12 3EJ.

HISTORICAL BACKGROUND:

The dwelling is a detached bungalow with integral garage, of masonry construction under a pitched plain tile roof, on a corner plot within a development of bungalows and houses erected Circa 1960, around a large green open-space. The dwellings are located on the edge of the centre of the village to the east of Tanyard Hill.

The accommodations originally comprise two bedrooms and bathroom and separate WC, kitchen and living room plus integral garage with meters for gas and power.

Around 1975 a front porch was approved by GBC of double glazing under a upvc twin wall translucent roof [energy efficient at that time]; a rear conservatory was also added in matching materials located adjacent to the side boundary with the adjacent detached bungalow on the east flank of No 2 Warren View.

The applicant has a large family and regular visitors and an extra bedroom and shower room would be greatly appreciated. [At present there is only one WC and a small shower-room in the dwelling.]

The dwelling is situated on a good size corner plot and adjacent to a UK Power Networks sub-station which is not compromised or affected by the proposed works.

PROPOSED WORKS:

The works comprise upgrading the present conservatory replacing the present upvc roof with energy efficient flat roof with double glazed rooflight. The present double glazed upvc fascade to remain, or upgraded to a higher specification of double glazed units if required by the applicant.

A small extension to be added to facilitate installation of a staircase within the garage to access a roof conversion comprising a modest bedroom and shower room.

Generally the present bathroom separate WC and kitchen to be upgraded and consideration given to cavity wall insulation to improved energy efficiency together with improved central heating system and electrical installation with LED lighting.

All insulation works, alteration and extension / conversion works to comply with current Building Regulations.

The applicant proposes to discuss the proposals with his immediate neighbour. At present the conservatory faces the blank wall and roof of the neighbour's bungalow and the replacement roof to the conservatory will not compromised the neighbouring properties. The proposed dormer is situated on the east flank and not visible from the front elevation apart from a modest extension on of the main roof on the north elevation to accommodate headroom for the proposed staircase from ground floor to first floor bedroom and shower room.

ACCESS:

The existing access from Warren View remains undisturbed. Parking for minimum 2 or 3 vehicles remains as existing. The garage floor which is 60cm lower than the ground floor level of the dwelling will not be severely compromised by the proposed staircase [although generally integral garages of earlier dwellings appear less popular in this age as cars are larger and garages less prone to daily use as garaging and often used or converted for other domestic uses].

CONCLUSION:

It is respectfully submitted that the proposals do not compromise the existing dwelling or neighbours nor the general street scene in Warren View and the LPA's sympathetic consideration of this application would be appreciated .