

28 Royal Oak Lane

Pirton

Hertfordshire SG5 3QT

1.1 This Statement has been prepared in support of the Planning Application for a single storey rear extension, front extension with room within the roof space, front entrance porch and conversion of the existing garage, to the existing house at the above address, after the demolition of the existing kitchen conservatory and carport.

1.2 The application also includes the provision of.

- Internal alterations to the property.
- Two car parking spaces at the front of the property accessed of the existing driveway.
- A car charging point adjacent to the parking spaces.

1.3 The application site is located on the East side of Royal Oak Lane and is within the settlement boundary of Pirton.

1.4 Royal Oak Lane is approximately 5500mm wide adjacent to the site and does not have any footways either side of the carriageway and is subject to a speed limit of 30mph.



Location Plan

1.5 The existing dwelling is a detached chalet bungalow with two bedrooms within the roof space. There are front and rear dormers to these bedrooms. The existing kitchen is located within the existing conservatory at the rear of the bungalow.

1.6 The construction of the conservatory at the rear of the bungalow restricted vehicular access to the single storey garage. The existing carport at the side of the bungalow which has a plastic corrugated roof is to be demolished.



Front Elevation



Rear Elevation



Side Elevations



Garage

1.7 The garden areas at the front and rear of the bungalow are mainly laid to grass.



No. 26 Royal Oak Lane



Nos. 30-32 Royal Oak Lane

1.8 No. 30 Royal Oak Lane has been extended at the front of the chalet bungalow with a side dormer to the bedroom within the roof space.



Nos. 32 and 34



Houses Opposite No.28 Royal Oak Lane

1.09 Proposed External materials;

Walls

Facing brickwork to match existing dwelling.

Dormer walls to be finished with white boarding to match existing.

Roofs

Pitched Roofs

To be finished with concrete roof tiles all to match the Existing dwelling.

The rear extension roof to be finished with low profile concrete roof tiles all to match the Existing dwelling.

Flat roof dormers to be finished with a dark grey single ply roof covering complete with lead flashings

Fascia Soffit and Barge Boards

White PVCu fascia, soffit and barge boards to match existing and fixed in accordance with the manufacturer's recommendations.

Windows

White high performance PVCu doors and windows with hermetically sealed, double-glazed units with warm edge spacer bar and argon filling with low E glass units to match existing.

Doors

Folding doors white powder coated aluminium with hermetically sealed, double-glazed units with warm edge spacer bar and argon filling with low E glass units

Rainwater Goods

PVCu black half round rainwater gutter system with 75mm diameter black PVCu rainwater downpipes all to match existing.

1.10 The car parking spaces to be constructed at the front of the property to be accessed via the existing driveway and match the existing concrete pavers.

1.11 The following drawings show the proposals.

- IHL/26/ROL/01 Location and Block Plans
- IHL/26/ROL/03 Ground Floor Layout as Existing
- IHL/26/ROL/04 First Floor Layout as Existing
- IHL/26/ROL/05 Roof Plan as Existing
- IHL/26/ROL/06 Existing Elevations 1
- IHL/26/ROL/07 Existing Elevations 2
- IHL/26/ROL/08 Ground Floor Layout as Proposed
- IHL/26/ROL/09 First Floor Layout as Proposed
- IHL/26/ROL/10 Roof Plan as Proposed
- IHL/26/ROL/11 Proposed Elevations 1
- IHL/26/ROL/12 Proposed Elevations 2
- IHL/26/ROL/13 Sections AA and BB