

Planning Support Statement

Proposed Rear Dormer Loft Conversion

11 Bowlers End, Hitchin, SG5 2EA

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SOLE
CONCEPTS
ARCHITECTURAL
STRUCTURAL
& DESIGN

1. Introduction

This statement has been prepared in support of the planning application for the proposed rear dormer loft conversion at 11 Bowlers End, Hitchin, SG5 2EA.

The application seeks permission for the construction of two rear facing dormers to facilitate an additional bedroom within the loft space. The property forms part of a modern residential development where permitted development rights relating to roof enlargements have been removed as part of the original planning consent for the wider estate. As such, a Householder planning application is required for the proposed works.

The proposal has been carefully designed to remain proportionate to the host dwelling and has been informed by similar approved developments within the immediate area, most notably the approved scheme at 8 Bowlers End which has heavily influenced the overall scale, volume and appearance of the proposed dormers.



④ PROPOSED FRONT ELEVATION
SCALE 1:100



⑤ PROPOSED SIDE ELEVATION
SCALE 1:100



⑥ PROPOSED REAR ELEVATION
SCALE 1:100



⑦ PROPOSED SIDE ELEVATION
SCALE 1:100

Proposed elevations – 11 Bowlers End

2. Site and Surrounding Context

The application property comprises a modern detached dwelling located within the residential development at Bowlers End, Hitchin. The surrounding area is characterised by similar contemporary dwellings with consistent roof forms, materials and architectural detailing throughout the estate.

A number of neighbouring properties within the surrounding area have previously obtained consent for loft conversions and rear dormer additions. This establishes a clear precedent for this form of development within the estate and demonstrates that roof alterations of this nature can be successfully accommodated without harming the character of the area.

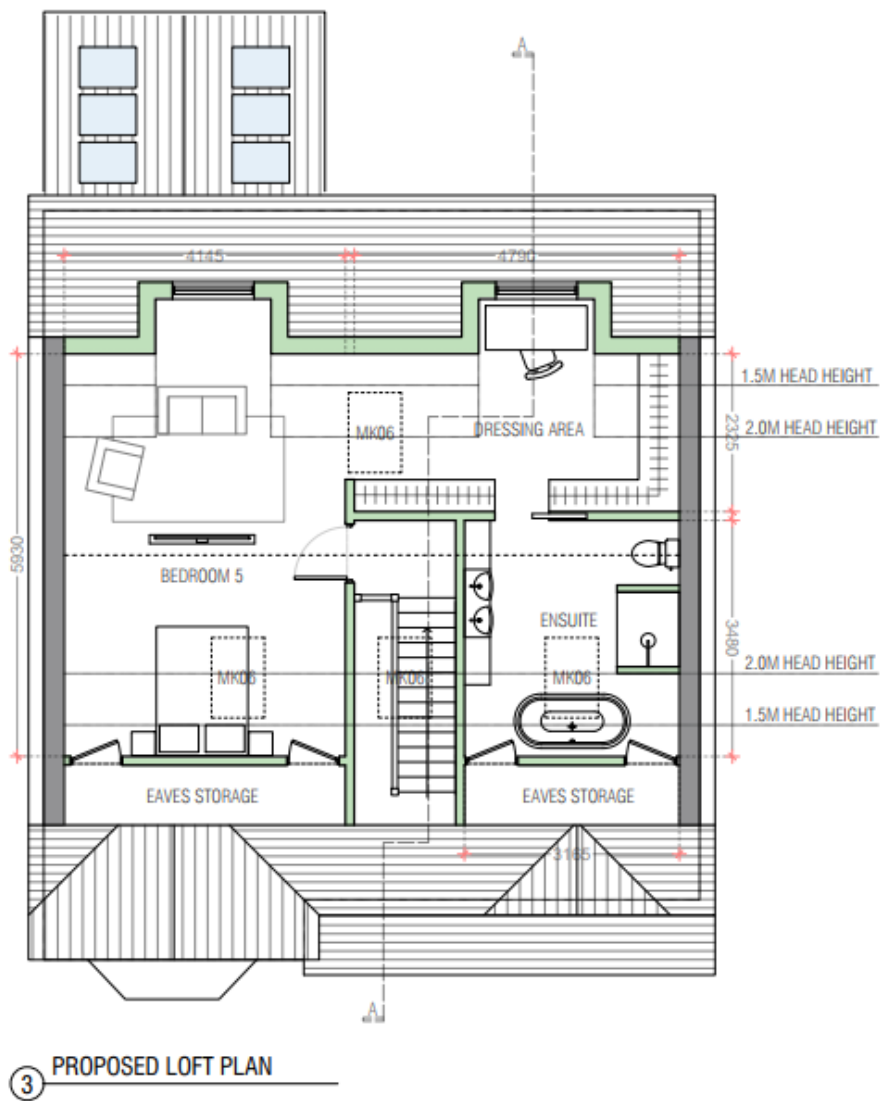
The proposal has been designed with direct reference to nearby approved schemes in order to ensure a consistent and sympathetic appearance within the street scene.

3. Proposed Development

The application proposes the construction of two rear dormers within the existing roof slope to create an additional bedroom at loft level.

The dormers have been positioned solely to the rear elevation, ensuring they remain largely screened from the public realm and minimise visual impact within the wider street scene. The proposed design maintains a subordinate relationship to the existing dwelling through the use of appropriately proportioned dormers, set below the main ridge line and inset from the roof edges.

Materials and finishes are proposed to closely match the existing dwelling to ensure the development integrates successfully with the host property. The design approach follows the proportions and styling established by approved neighbouring schemes within Bowlers End, particularly the approved development at 8 Bowlers End.



Proposed Plans – 11 Bowlers End

4. Precedent and Nearby Approvals

The proposal has been strongly informed by nearby approved loft conversion schemes within Bowlers End. In particular, the approved development at 8 Bowlers End has been used as the primary reference point when determining the scale, volume, positioning and overall styling of the proposed dormers.

The proposed dormer arrangement closely reflects the proportions and design language already accepted by the Local Planning Authority on neighbouring properties. As a result, the proposal is considered consistent with the established planning approach within the estate.

The presence of similar approvals nearby demonstrates that loft conversions and rear dormers can be accommodated without resulting in harm to the character of the area or neighbouring residential amenity.



Plans and elevations – 8 Bowlers End

5. Conclusion

The proposed rear dormer loft conversion at 11 Bowlers End represents a well-considered and proportionate form of development which responds positively to both the host dwelling and the wider residential context.

The proposal has been designed in line with neighbouring approved developments, particularly the approved scheme at 8 Bowlers End, and adopts a similar scale, volume and architectural approach.

The development is considered to preserve the character of the area, safeguard neighbouring amenity and provide a high-quality extension to the existing dwelling.