

28 Royal Oak Lane Pirton Hertfordshire SG5 3QT

1.1 This Statement has been prepared in support for a

Full Permission Householder: Single storey rear extension to link existing detached garage to main dwelling following demolition of the existing kitchen conservatory and side carport. Alterations to garage fenestration to facilitate garage conversion. Front extension with side dormer window and habitable accommodation in roof space and front entrance porch. Installation of front hardstanding and provision of two parking spaces.

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.

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.



1.9 The existing boundary fence between the existing garage and the rear of No.30 is a 1800mm close boarded fence with a trellis on top of the fence. The trellis is covered by dense vegetation growing over it, as the photographer below shows, forming a high barrier between the two properties which is above the eaves level to the bungalow. The roots for the vegetation are with the garden of No.30.



1.10 Adjacent dwellings to the Application Site.



No. 26 Royal Oak Lane



Nos. 30-32 Royal Oak Lane



Nos. 32 and 34



Houses Opposite No.28 Royal Oak Lane

1.11 Proposed External materials;

Walls

Facing brickwork to match existing dwelling.

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

Once weathered concrete coping stones

Roofs

Pitched Roofs

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

Flat Roof

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

Low profile Low E sealed double glazed roof lights

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.

1.12 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.

1.13 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/08A Ground Floor Layout as Proposed
- IHL/26/ROL/09A First Floor Layout as Proposed
- IHL/26/ROL/10A Roof Plan as Proposed
- IHL/26/ROL/11A Proposed Elevations 1
- IHL/26/ROL/12A Proposed Elevations 2
- IHL/26/ROL/13A Sections AA and BB