



56 Haymoor

1. Matter for Consideration

- 1.1 An application for: Ground Floor Rear Extension, First Floor Side Extension, New Chimney, New Rear Dormer and New Front Rooflight (Retrospective)

2. Information

- 2.1 Applicant: [REDACTED]
- 2.2 Site: Freehold built in c1950s. The surrounding area is designated as Modern Character Area and this is not a Home of Special Interest.
- 2.3 Plans and photographs are available in **Appendix A**.
- 2.4 A location plan is available in **Appendix B**.

2.5 The property has undergone the following alterations:

Nature of Works	Outcome	Date
Retrospective replacement of 4 front and 3 rear windows	APPROVE	2005
Ground Floor Rear Extension, First Floor Side Extension, New Chimney, New Rear Dormer and New Front Rooflight	APPROVE	2016

2.6 Conditional Planning Permission was granted on January 2016.

2.7 A supporting statement is available in **Appendix C**.

3. The Proposals

Introduction

3.1 The proposal is for a Ground Floor Rear Extension, First Floor Side Extension, New Chimney, New Rear Dormer and New Front Rooflight. This is a retrospective application following alterations to the works during construction. The main amendments that are to be considered are:

- Enlarged dormer window to rear elevation
- Rooflights to rear single storey extension
- New sliding doors to rear extension
- Hipped roof to rear single storey extension changed to gable
- New ridge tiles to main roof

Design Principles

3.2 Design Principles state:

- *Dormers and roof lights in most cases shall be to the rear, but might be permitted on the front elevation if they are an existing characteristic of the original dwelling and street scene and conform to the following requirements:*
- *Dormers should be modest in relation to the area and slope of the roof and their scale should not dominate or upset the balance of any building elevations or the street scene.*

Case Officer Comments

3.3 Landlord's Consent was granted in June 2016. On completion, the agent submitted amended plans as there had been a series of changes to the approved plans. This was submitted as a minor amended plan, however due to the amount of alterations and the concerns over the dormer, the applicant

was advised to re-submit the plans as a retrospective application.

- 3.4 Amendments to the single storey rear elevation include a change to the roofline to from a hip to a gable. The rooflights are larger than the approved scheme and the bi-fold doors have been replaced with sliding doors.
- 3.5 The ridge tiles also sit slightly lower than those to 54 Haymoor. A proprietary dry ridge fixing system has been used rather than a traditional cement finish.
- 3.6 On balance, it was considered that these amendments are still in the spirit of the Design Principles and as such are acceptable.
- 3.7 However, the main deviation from the approved plans and the area of greatest concern is the rear dormer. Originally this was a relatively small dormer in line with the Design Principles with a gabled roof. During construction, [REDACTED] requested that the rear dormer roof be altered from a gabled roof to a flat roof which was considered acceptable. However, the enlargement of the dormer was not discussed at any time with [REDACTED].
- 3.8 The plans provided by the agent are drawn at slightly different scales, the approximate dimensions are as follows:
 - The approved plan shows the dormer as 1600mm high (to the ridge) and 2550mm deep and 1500mm wide.
 - The approved window was 900mm deep and 1100mm wide
 - The built dormer is 2100mm high, 3150mm deep and 1800mm wide.
 - The built window is 1100mm high and 1200mm wide.

4. Applicant's Statement

- 4.1 The applicant has provided a written statement concerning the dormer window. In the letter it explains that:
 - the construction process resulted in the roof being rebuilt and with it a larger dormer was constructed
 - the dimensions of the dormer have only changed by 300mm in width.
 - that there is a lack of visual impact from nearby roads, neighbours and from the rear garden. It is felt to be a modest dormer.
 - the ridge height is lower than the original proposed ridge height
 - the dormer matches the original tiles and blends well with the original roof
 - there are many dormers in Haymoor and the surrounding roads
- 4.2 Case Officers comments:

- from the drawings submitted, the proposed dormer is 300mm wider than approved. However it is also 500mm higher and 600mm deeper than the proposed dormer.
- the dormer is visible from the roadside due to its scale.
- the dormer is considered to be over dominant to the rear roof plane.
- the dormer is sited approximately 100mm lower than the approved ridge height, however as a flat roof its overall bulk is more dominant than a gable roof and the overall proportions are still excessive.
- the materials are not in question.
- there is also no objection to a dormer in principle, it is the overall mass of the dormer which is considered to be unacceptable.

4.3 It is therefore recommended that these comments do not provide sufficient justification to overcome our concerns regarding the size and siting of the rear dormer and as such the application should be refused as it is contrary to the Design Principles.

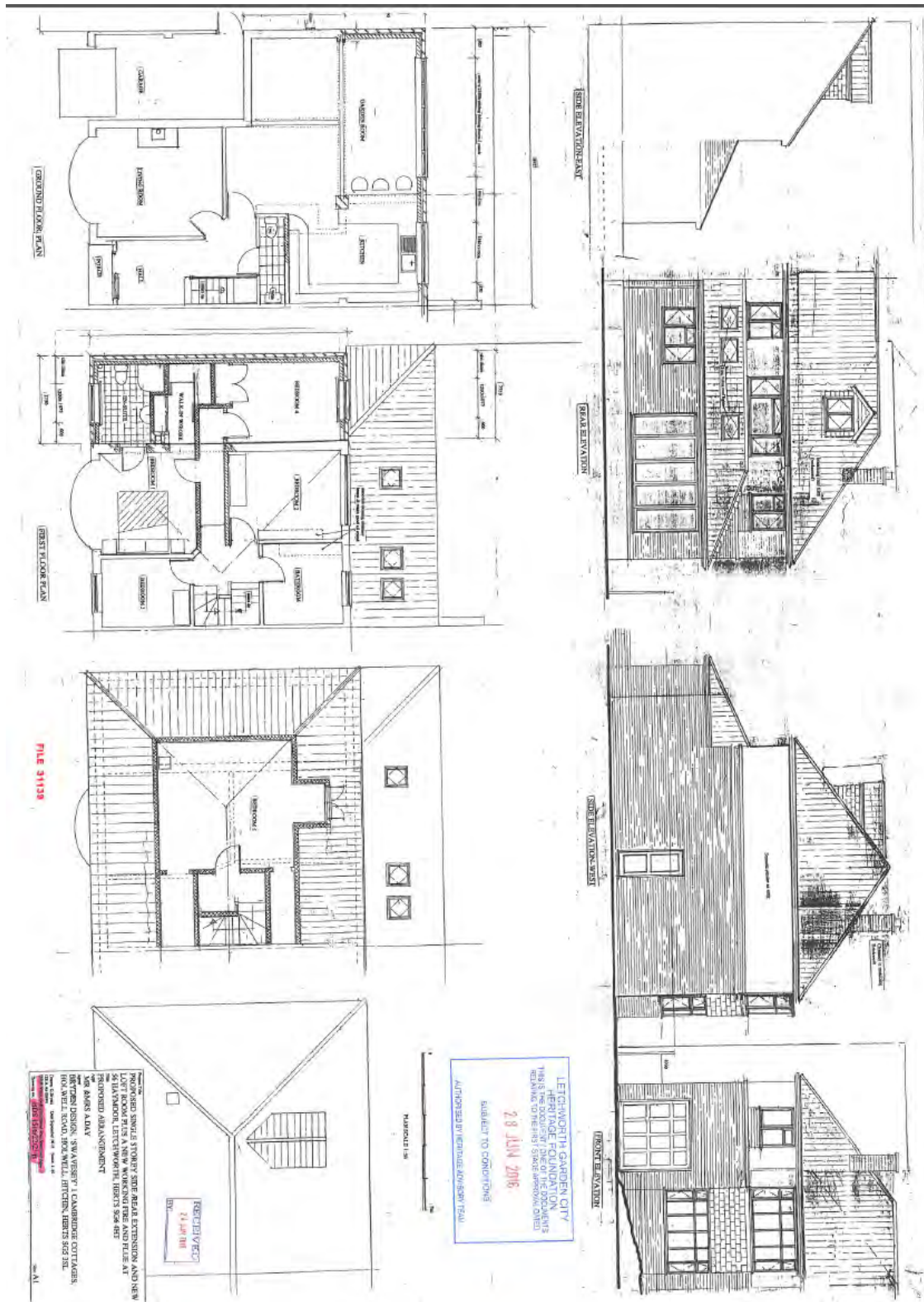
5. Recommendations

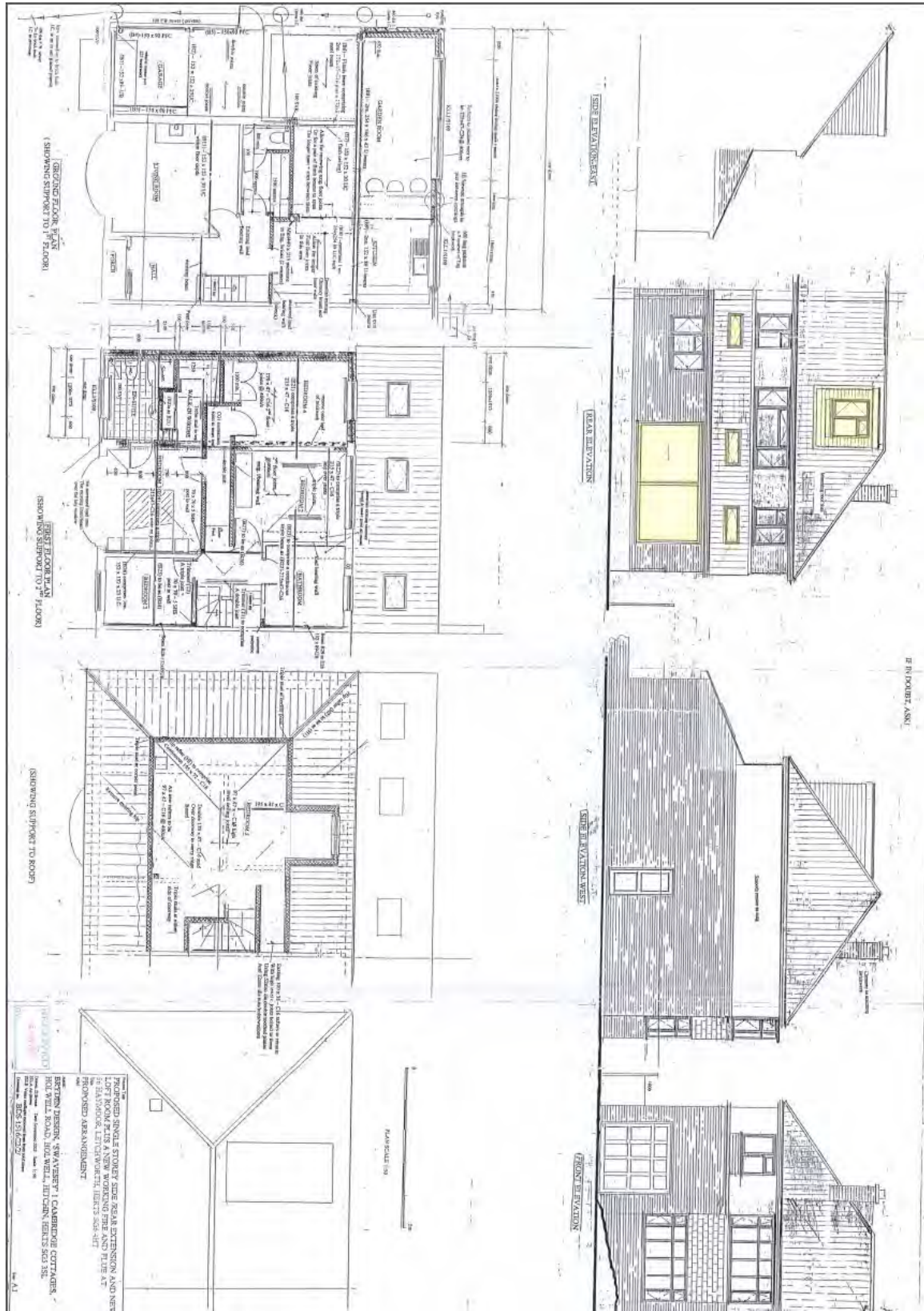
5.1 That the Board:

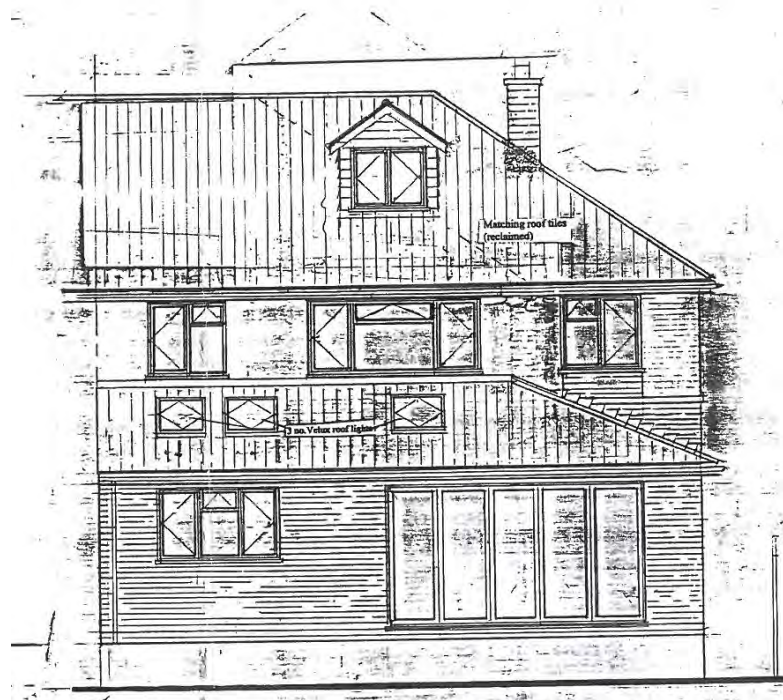
- i) **REFUSE** retrospective consent for the rear dormer due to its overall bulk and excessive size and the owners be requested to remedy this matter.
- ii) **APPROVE** the other minor alterations.

Appendix A - Plans and Photographs

APPROVED PLAN



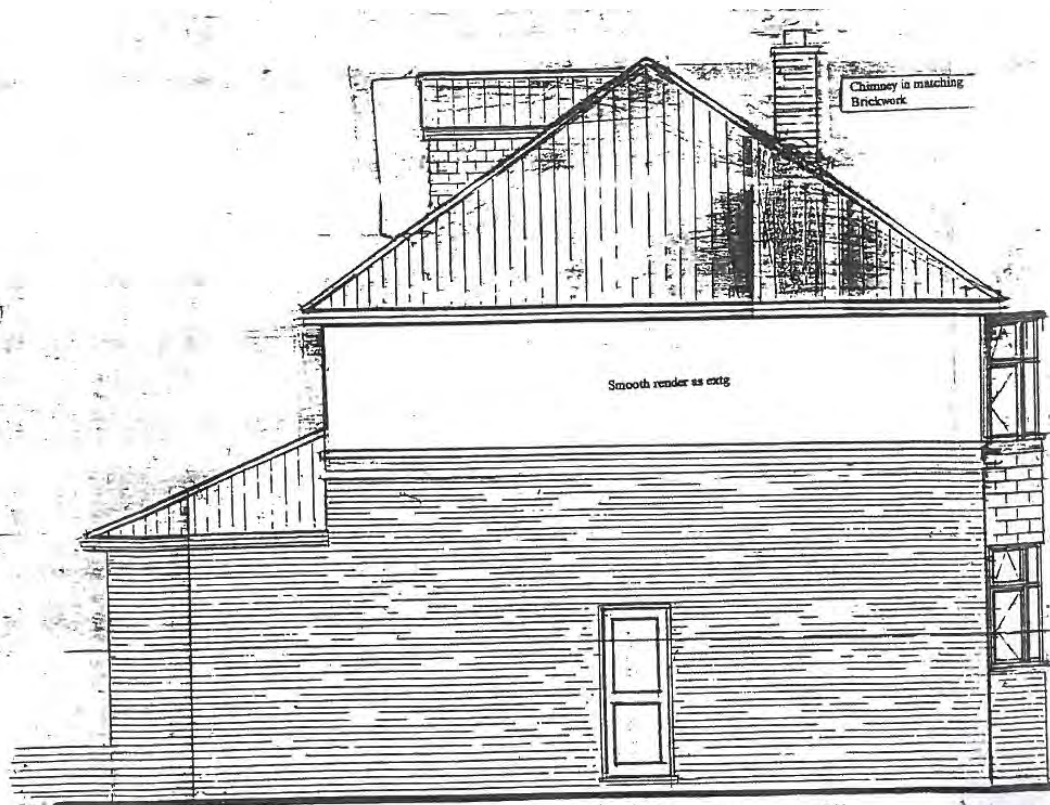




Approved Rear Elevation



Built Rear Elevation



Approved Side Elevation





Appendix B – Location Plan



56 Haymoor

Appendix C – Applicants Supporting Statement



28th August 2017

Claire Pudney
Heritage Advisory Team
Letchworth Heritage Foundation
(via email)

Dear Claire

RE: 56 Haymoor, New Rear Dormer - Retrospective Permission

■ are writing this letter as a statement to support ■ case for the revised rear dormer, which ■ consider to be in agreement with the Design Principles for Modern Character Areas, "Loft conversions, dormer windows, rooflights and sun tunnels".

■ would like the following information to be incorporated into your report that will be submitted to the Board of Trustees, prior to their meeting on 12th September 2017. Photos have been enclosed to support this statement of case.

During construction it came to light that the proposed design of the dormer, with the pitched roof, was not possible. The ridge height of the dormer would have exceeded to the original roof ridge height. Before the flat roof was constructed, ■ contacted you to explain the situation. The result of the conversation was that a flat roof would be acceptable in this instance but we would need to seek retrospective permission following construction.

The original plan was to retain part of the existing roof structure but to add additional supports to provide the strength necessary for the attic conversion. (This is generally the standard procedure whenever the owners remain in the house throughout the loft conversion.) However, a decision was taken on site to totally strip back the existing roof and start afresh. ■ considered this to be a good decision for the property but it gave the Builder more freedom in the roof build and it is unclear how this resulted in the oversized dormer and window. This is still under investigation. It was never ■ intention to enlarge the dormer structure or window.

The original drawings showed the overall external frame width of 1500mm (1600mm including tiles), with a floor to ceiling height of 2000mm and a floor to sill height of 850mm (all approximates). The 'drawn' window dimensions were 1050mm x 1050mm, with adequate escape openings for the above.

The dimensions of the actual dormer window are 1200mm x 1200mm, thereby increasing the overall dormer width to approximately 1900mm including tiles. The floor to sill height remains similar at approx. 850mm. The dormer is therefore approx. 300mm wider than original presented at the planning stage.

In light of the above changes to design, **we** believe there are three points under the Design Principles of "*Loft conversions, dormer windows, roof lights and sun tunnels*" to be considered. These are as follows:

The first two are "*Dormers should reflect the style and appearance of the house and its context*" and "*Dormers should be modest in relation to the area and slope of the roof and their scale should not dominate or upset the balance of any building elevations or the street scene*".

The photos attached show the lack of visual impact from nearby roads and neighbours, and in relation to the property structure itself. When viewing the property from the garden (**Photo 1**), and again in **our neighbour's garden** (**Photo 2**), located behind [REDACTED] property (Wilbury Road), you can see that the appearance of the dormer is modest and does not upset the balance of building elevations.

The dormer is barely visible from the street; only from Longmead (**Photos 3a & 3b**) and Haymoor (**Photo 4**) [REDACTED] do not consider this to "*dominate or upset.....the street scene*".

[REDACTED] ensured the ridge height of the dormer was well below the original roof height (hence the flat roof design). This is shown in **Photo 3b**.

The third and last is "*Materials for dormer windows should preferably match the original materials of the house. However, other materials may be acceptable if in keeping with the style of the property*". The dormer has been designed to match the colouring (tiles/roof) to help it blend well into the original roof. The finish of the dormer does match the original materials of the house.

There are many other dormers on Haymoor and in the surrounding roads, with similar sized (and larger) dormers to [REDACTED] own. Additional photos and addresses can be submitted to support this.

Thank you for considering this information and your help on this matter. Should you have any further questions please do get in contact with either **myself** or [REDACTED] architect, Mr Denis Bryars.

[REDACTED] understand the report will be made available on the website, in the public domain. [REDACTED] would appreciate an email to confirm when this becomes available to view, prior to the review meeting on September 12th.

[REDACTED] look forward to hearing from you.

Yours sincerely

[REDACTED]

Enc. Photographs (3 pages)
cc. Mr Denis Bryars (Architect)

RE: 56 Haymoor, New Rear Dormer - Retrospective Permission

Photographs to support letter dated 20.08.2017 (Page 1 of 3)

Photo 1 – View from back garden



Photo 2 – View from neighbours garden (Wilbury Road), immediately behind our property



RE: 56 Haymoor, New Rear Dormer - Retrospective Permission

Photographs to support letter dated 20.08.2017 (Page 2 of 3)

Photo 3a – Views from Longmead



Photo 3b – Views from Longmead



RE: 56 Haymoor, New Rear Dormer - Retrospective Permission

Photographs to support letter dated 20.08.2017 (Page 3 of 3)

Photo 4 – View from Haymoor

