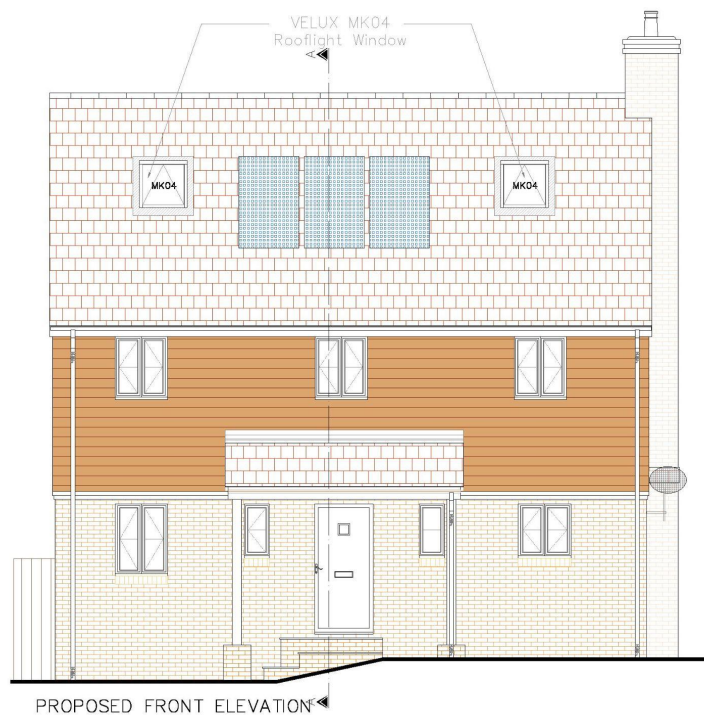


23, DRAGONFLY WAY
DESIGN STATEMENT
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

23, DRAGONFLY WAY
EASTLEIGH
HAMPSHIRE
SO50 4DD
23.05.2022



SKYLOFTS

Westmead House, Farnborough, Hampshire, GU14 7LP

1.0 INTRODUCTION

This Design Statement has been prepared to accompany the Lawful Development Certificate application for the proposed works at 23, Dragonfly Way, Eastleigh, Hampshire , SO50 4DD.

Permitted Development guidance has been adhered to and appropriate design solutions have been considered.

2.0 THE SITE

The application site is located at 23, Dragonfly Way, Eastleigh, Hampshire, SO50 4DD.

The property comprises a two storey detached dwelling, located on the South-East side of Dragonfly Way, a residential road with no parking restrictions.

The application site is not located within a conservation area, area of outstanding natural beauty or green belt and is not a listed property and has no indication that Permitted Development Rights have been removed.

3.0 PROPOSAL

The proposal is for a roof light loft conversion to include an additional bedroom to the property, a dressing area and an en-suite. The current internal layout of the property will be adjusted to accommodate a new permanent staircase access to the loft conversion. Roof light windows are proposed for the front and rear roof slope to provide natural light and ventilation to the proposed areas. All carried out in accordance with Permitted Development guidelines.

3.1 LAYOUT

The proposed loft will provide sufficient space for an additional bedroom with a wardrobe area and an en-suite. The new staircase will run over the existing ground to the first floor staircase.

3.2 MATERIALS

The proposed loft conversion would consist of steel and timber floor construction. All external facing materials will match the existing colour and finish of the existing property as per the Permitted Development Guidelines.

3.3 CHARACTER & APPEARANCE

With the use of matching materials, the roof extension would achieve a coherent design in context of the existing dwelling. There are no new windows located on the side elevation and therefore would not result in overlooking or loss of privacy from the side aspect.

The new roof light windows on the front and rear roof slope will be double glazed uPVC units.

3.4 ACCESS

Access to the loft is via a new permanent staircase that will be located above the existing ground to first floor staircase to maintain the existing circulation space and will be in a matching style and colour scheme to ensure continuity throughout the dwelling.

4.0 SUMMARY

The proposal demonstrates a considerate and detailed design approach to developing the roof space in accordance with Permitted Development guidelines. We will construct a high quality roof extension and upgrade/improve existing external features of the property that are in need of attention.



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Westmead House, Farnborough, Surrey, GU14 7LP

www.skylofts.co.uk

Tel: 01252 500 872

info@skylofts.co.uk