

Planning Statement

3 PRINCESS AVENUE |
PRESTWICH | M25 0LG

PROJECT NO: RA26045
DATE: 08-06-2026
REVISION NO: -



RADNOR
ARCHITECTURE
PLANNING & DESIGN

1. INTRODUCTION

This Planning Statement has been prepared in support of a variation of the approved plans condition relating to the previously approved loft conversion and extensions.

The application seeks to amend the position and size of the approved front dormer. No other alterations are proposed and all other aspects of the approved development remain unchanged.

2. PLANNING HISTORY

Planning permission was previously granted for a loft conversion incorporating front and rear dormer extensions together with a first floor side extension.

During the course of the original application, amendments were made to the front dormer following officer discussions. The dormer was repositioned to align more closely with the windows below and reduced in size in order to achieve a more symmetrical appearance on the front elevation.

Whilst these amendments were accepted and planning permission subsequently granted, the revised dormer results in a less efficient internal arrangement within the loft space and a reduction in usable floor area.

3. PROPOSED AMENDMENT

The current application seeks to reinstate the originally proposed dormer position and dimensions.

The amendment would provide additional usable floorspace within the loft conversion and improve the functionality of the accommodation. The proposal would not alter the overall scale of the approved loft conversion or ridge height.

4. DESIGN AND VISUAL IMPACT

Following the approval of the original application, a review of the surrounding area has identified numerous examples of front dormers within the immediate locality that do not align directly with the windows below.

Examples can be found at:

- 15 & 17 Harrogate Avenue / Ref 61355
- 8 & 6 Harrogate Avenue / Ref 63158 & 66614
- 90 Albert Avenue / Ref 67161
- 68 Kings Road / Ref 64802
- 19 Richmond Avenue / Ref 69655
- 24 Richmond Avenue / Ref 69468
- 21 Albert Avenue / Ref 60276

These examples demonstrate that a degree of variation in dormer positioning is an established characteristic of the local area and that strict alignment with openings below is not a defining feature of the streetscene.

The revised dormer would remain modest in scale, subordinate to the host dwelling and proportionate to the roof slope. The proposal would therefore continue to preserve the character and appearance of the property and surrounding area.

5. CONCLUSION

The proposed variation seeks only to amend the position and size of the approved front dormer in order to improve the functionality of the loft accommodation.

The amendment would remain consistent with the character of the area, would reflect examples found within the surrounding streetscene and would not result in any material harm to visual amenity or neighbouring residential amenity.