

21st December 2018

Y17/0016/SH Erection of single storey rear extensions together with other external alterations and erection of an outbuilding at Garden Cottage, Dungeness Road, Dungeness, Romney Marsh TN29 9NF.

**Non-material minor amendment to include 2No. Velux conservation rooflight windows and 1No. replacement window associated with the retention of the existing first floor area.
Covering Statement**

Three additional windows are proposed which relate to the retention of a larger extent of the existing first floor.

These internal works are positive in retaining a greater extent of a historic feature of the cottage and the introduction of additional windows help to facilitate this.

Rooflight windows

Two Velux conservation rooflight windows RL4 and RL5 shown on Drawing PL25C are proposed in addition to one currently approved. The number of rooflights on the higher part of the roof will therefore total 3.

The roof windows RL4 and RL5 are specified as conservation style Velux rooflights MK08 (780 x 1398mm) with recessed slate flashing finished in black with recessed slate flashing and central glazing bar. Typical details are shown in the Appendix to this document.

Unlike its competitors the Velux conservation rooflight is suitable for this coastal environment.



VELUX conservation roof windows

For traditional buildings



When planning dictates that a window of traditional external appearance is required, conservation roof windows should be considered. All of our conservation roof windows have the same technical features of a VELUX roof window but in a traditional black conservation style.

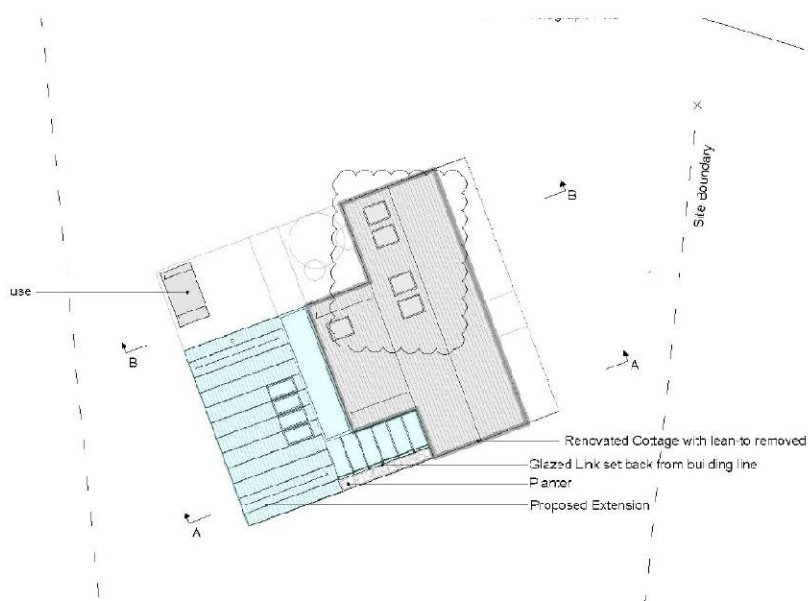
- Available in either centre-pivot or top-hung.
- Black external profiles and glazing bar. In RAL colour 9005.
- Recessed installation for slate and tiled roofs.
- Top-hung roof windows listed below are suitable for emergency escape.
- Other sizes and glazing options available – contact us for further information.



Conservation packages include:

- roof windows with laminated glazing as standard for safety
- recessed flashings available for a more streamlined external appearance
- Insulation collar and underfelt collar provided for a weathertight and energy efficient installation.

The new rooflights are not so much a new feature as a re-inclusion of a feature approved under Y17/0016/SH. 4No. rooflights were originally approved on the higher part of the roof as shown on Drawing L(00)21 P2 A below.



The replaced window W14 on the south elevation



Originally removed on earlier plans of the property, W14 is an existing window which is proposed to be retained and replaced. Details for its replacement are shown on submitted drawing PL33.

The window will be a light grey painted timber window as with other windows and the doors throughout the property.

This elevation is distant from neighbouring properties so no issues of overlooking are introduced.