

We do not consider that our minimal proposals could be seen as being detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

The building plots, which run approximately north south, and the road layout are generous. The land falls towards Herlwyn Avenue with the buildings on both sides of the road set well back from the pavement.

The proposed hip to gable extension is at the rear of the building, unobtrusive to neighbours and where it will be un-noticeable from the street.

The small dormer, which only provides enough space for a shower, is sited in the roof pitch furthest from the boundary, towards the back of the building. We believe it will be un-noticeable to neighbours and not detrimental to the street scene. We propose to clad and roof the dormer in metal to reduce the effect of its protrusion from the roof pitch. We would accept the cladding material being conditioned if the inspector felt that it should match the finish of the roof.

The planning officer has advised that we achieve habitable space in the loft under permitted development (please see his email below dated 03 May 2018 at 11.03). Although we believe it is not needed to support our application, we would respectfully draw the inspector's attention to the opposite and close-by roof extensions to similar bungalows, built under permitted development, which appear to show no respect for the Council's design guidance and make nonsense of the requirement to be in keeping with similar single storey dwellings in the street scene.

We have designed modest alterations to the building that in our view and of our client, while providing required additional accommodation, do not detract from the architectural composition of the original building, nor to the amenity of neighbours nor to the street scene. The gable has been designed to respect the design of the original roof. The tiny zinc clad dormer, which is subservient to the roof, we see as an elegant addition, complimentary to the building, adding interest and so improving the amenity and character of the area.

Dear Ms Swainston

I write in regard to the above application.

The application has been refused due to the proposed roof alterations and additions. My advice is that the proposed alterations to the roof would be better done under permitted development through an application for a Certificate of Lawful Development. Any application would need to ensure it meets the necessary requirements for example total volume calculations.

A separate application could then be re-submitted for the conversion of the garage and side extension as this is considered acceptable.

I trust this will be of use and assists you and your client moving forward.

Regards

Hardeep Ryatt

Planning Officer

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