

Supporting Statement

1. This Supporting Statement is prepared on behalf of Mr Marek Weber in support of a householder planning application.
2. In May 2019, the council issued a certificate of lawfulness for a hip-to-gable roof extension and rear dormer (19172/APP/2019/798).
3. The applicant carried out this development but also increased the ridge height of the existing roof. This meant that the roof alterations as a whole were not permitted development under Class B, Part 1, Schedule 2 of the GPDO.
4. In March 2020, he applied for retrospective planning permission for the development as built. The council refused permission (19172/APP/2020/1051) and a subsequent appeal was dismissed.
5. As he also owns the neighbouring property at number 33, he then applied for similar extensions at number 33, on the basis that the two increased ridge heights would then match. This application was refused in July 2020 (75541/APP/2020/1281) and a subsequent appeal was dismissed.
6. The applicant notes that the two-storey rear extension at the property was approved by the council on 3 March 2021 under reference: 19172/APP/2020/4142.
7. The applicant would like to find an agreed solution with the council that would mean he does not need to remove the roof extensions in their entirety. He accepts that the ridge height is too high and is not acceptable. However, the certificate of lawfulness issued in 2019 confirms that the hip-to-gable and dormer are permitted development (as long as the roof height is not increased).
8. He therefore respectfully seeks planning permission to lower the roof height and reinstate the original ridge so that the outcome is the same as was envisaged under the certificate issued in May 2019. As the outcome would match the approved plans under the certificate application, there would be no harm in planning terms.
9. He notes that this outcome is his fallback position – if required to remove the roof extensions in their entirety, he would then be in a position to take advantage of permitted development rights and carry out a hip-to-gable extension and rear dormer extension.